



# ENTERPRISE TOWN ADVISORY BOARD

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

November 15, 2023

6:00pm

## AGENDA

**Note:**

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

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

Barris Kaiser, Vice Chair  
Chris Caluya

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

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

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

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

- III. Approval of Minutes for November 1, 2023. (For possible action)
- IV. Approval of the Agenda for November 15, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
  - 1. **ET-23-400124 (WS-22-0342)-JM LEASING, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for setbacks in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ford Avenue, 288 feet west of Miller Lane within Enterprise. JJ/tpd/syp (For possible action) 12/05/23 PC
  - 2. **VS-23-0689-CHURCH THE ROCK:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Raven Avenue, and between Edmond Street and Mohawk Street within Enterprise (description on file). JJ/mh/syp (For possible action) 12/05/23 PC
  - 3. **VS-23-0691-A & A REVOCABLE LIVING TRUST & A & A III, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Hauck Street, and between Silverado Ranch Boulevard and Gary Avenue, and a portion of a right-of-way being Decatur Boulevard located between Silverado Ranch Boulevard and Gary Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action) 12/05/23 PC
  - 4. **VS-23-0698-SYA GROUP, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Ullom Drive (alignment), and between Le Baron Avenue and Silverado Ranch Boulevard within Enterprise (description on file). JJ/lm/syp (For possible action) 12/05/23 PC
  - 5. **UC-23-0682-SYA GROUP, LLC:**  
**USE PERMIT** for a daycare facility.  
**DESIGN REVIEW** for a proposed daycare facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Le Baron Avenue, 125 feet east of Decatur Boulevard within Enterprise. JJ/lm/syp (For possible action) 12/05/23 PC

6. **WC-23-400156 (DR-1241-99)-RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S CHARTERED:**  
**WAIVER OF CONDITIONS** of a design review of a shopping center requirement to have a similar architectural appearance throughout, including concrete tile roofs with stucco and stone or brick veneers and facades in conjunction with a new gasoline station on a 0.9 acre portion of 26.0 acres in a C-2 (General Commercial) Zone. Generally located 246 feet east of Maryland Parkway and 756 feet south of Silverado Ranch Boulevard within Enterprise. MN/rr/syp (For possible action) 12/05/23 PC
  
7. **DR-23-0716-RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S CHARTERED:**  
**DESIGN REVIEWS** for the following: 1) gasoline station; and 2) lighting in conjunction with a new gasoline station on a 0.9 acre portion of 26.0 acres in a C-2 (General Commercial) Zone. Generally located 246 feet east of Maryland Parkway and 756 feet south of Silverado Ranch Boulevard within Enterprise. MN/rr/syp (For possible action) 12/05/23 PC
  
8. **ET-23-400148 (VS-21-0397)-DIAMOND TORINO, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Ford Avenue and Torino Avenue (alignment) within Enterprise (description on file). JJ/jm/syp (For possible action) 12/06/23 BCC
  
9. **VS-23-0696-GHANOLI HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Martin Avenue and Maule Avenue (alignment), and between Crystal Street and Dean Martin Drive within Enterprise (description on file). MN/rr/syp (For possible action) 12/06/23 BCC
  
10. **UC-23-0695-GHANOLI HOLDINGS, LLC:**  
**USE PERMIT** for a truck staging area.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow reduced landscaping and attached sidewalk; 2) allow modified driveway standards; and 3) allow modified street standards.  
**DESIGN REVIEW** for a truck staging area on 0.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/rr/syp (For possible action) 12/06/23 BCC
  
11. **WS-23-0697-EAGLE PROMENADE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce street landscaping.  
**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; and 2) a retail building (automobile parts) on a 2.0 acre portion of an 8.4 acre site in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Eldorado Lane within Enterprise. MN/md/syp (For possible action) 12/06/23 BCC

12. **WS-23-0708-EL CAMINO REAL INDUSTRIAL, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to waive off-site improvements in conjunction with an approved office/warehouse facility on 2.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Pebble Road and the east side of El Camino Road within Enterprise. JJ/lm/syp (For possible action) **12/06/23 BCC**
  
13. **ZC-23-0714-COUNTY OF CLARK (RPM):**  
**ZONE CHANGE** to reclassify 332.3 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.  
**DESIGN REVIEW** for a park (Southwest Ridge Bicycle Skills Park) on a 24.0 acre portion of the 316.0 acres. Generally located on the south side of Warm Springs Road and the west side of Fort Apache Road within Enterprise (description on file). JJ/lm/syp (For possible action) **12/06/23 BCC**
  
14. **VS-23-0715-COUNTY OF CLARK (RPM):**  
**VACATE AND ABANDON** right-of-way (grant) located between Warm Springs Road and Robindale Road (alignment) within Enterprise (description on file). JJ/lm/syp (For possible action) **12/06/23 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: November 29, 2023.

X. Adjournment.

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





# Enterprise Town Advisory Board

November 1, 2023

## MINUTES

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

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

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

Judith M. Rodriguez, 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 October 11, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for October 11, 2023.

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

### IV. Approval of Agenda for November 1, 2023 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:

2. PA-23-700034-NALA PROPERTIES, LLC; ET AL:
3. ZC-24-0678-NALA PROPERTIES, LLC; ET AL:

13. VS-24-0688-KEYES, CHARLES:
14. WS-24-0687-KEYES, CHARLES:
  
16. ZC-24-0608-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:
17. VS-24-0609-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:
18. TM-23-500127-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:
  
19. ZC-24-0686-MOLLY V. SERIES 3, LLC:
20. VS-24-0685-MOLLY V. SERIES 3, LLC:
21. TM-23-500140-MOLLY V. SERIES 3, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - None.

VI. Planning & Zoning

1. **ET-23-400134 (UC-18-0874)-CLAYTON PLAZA, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce the separation from a proposed convenience store to a residential use; and **4)** reduce the separation from a proposed gasoline station to a residential use.  
**DESIGN REVIEW** for a convenience store and gasoline station on a portion of 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Windmill Lane and the west side of Buffalo Drive within Enterprise. JJ/tpd/syp (For possible action) **11/08/23 BCC**

Motion by David Chestnut

Action: **APPROVE**

CHANGE Comprehensive Planning bullet #1 to read:

- Until December 20, 2024 to commence;

Per staff conditions

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

2. **PA-23-700034-NALA PROPERTIES, LLC; ET AL:**  
**PLAN AMENDMENT** to redesignate the existing land use categories from Ranch Estate Neighborhood (RN), Open Lands (OL), and Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 23.1 acres. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/gc (For possible action) **11/21/23 PC**

Motion by Barris Kaiser

Action: **DENY**

Motion **PASSED** (3-1) /Chestnut - Nay

3. **ZC-23-0678-NALA PROPERTIES, LLC; ET AL:**  
**ZONE CHANGE** to reclassify 23.1 acres from an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (RNP-I) Zone, and an R-2 (Medium Density Residential) Zone to an R-2 (Medium Density Residential) Zone for a future residential development. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/gc/syp (For possible action) 11/21/23 PC

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

4. **UC-23-0652-CATS MEOW TRUST & HETHERINGTON TRICIA M TRS:**  
**USE PERMIT** for accessory structure size.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for a rooftop balcony in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Miller Lane, approximately 270 feet north of Ford Avenue within Enterprise. JJ/tpd/syp (For possible action) 11/21/23 PC

Motion by David Chestnut  
Action: **APPROVE** Use Permits  
**DENY:** Waivers of Development Standards  
**ADD** Comprehensive Planning conditions;  
• Install 3 medium trees on the western boundary  
• Delete the roof top deck balcony  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

5. **UC-23-0661-DELGADO FERNANDO M:**  
**USE PERMIT** to allow an accessory structure (detached workshop) not architecturally compatible with the principal building.  
**WAIVER OF DEVELOPMENT STANDARDS** for increased height of an accessory structure (detached workshop) on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Schuster Street, 135 feet south of Eldorado Lane within Enterprise. MN/bb/syp (For possible action) 11/21/23 PC

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

6. **UC-23-0669-JER 2911 PARTNERS, LLC:**  
**USE PERMIT** for a day spa establishment in conjunction with an existing office complex on a 0.3 acre portion of 9.2 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Gilespie Street, approximately 385 feet south of Warm Springs Road within Enterprise. MN/tpd/syp (For possible action) 11/21/23 PC

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

7. **UC-23-0670-SRMF TOWN SQUARE OWNER, LLC:**  
**USE PERMIT** for a recreational facility (indoor golf simulator) with accessory uses (shop, restaurant, and bar) in conjunction with an existing shopping center on a portion of 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/dd/syp (For possible action) **11/21/23 PC**

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

8. **VS-23-0662-RICHMOND LIMITED PARTNERSHIP:**  
**VACATE AND ABANDON** an easement of interest to Clark County located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise (description on file). MN/mh/syp (For possible action) **11/21/23 PC**

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

9. **VS-23-0671-8415 RAVEN, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Becket Ranch Court and between Raven Avenue and Creek Canyon Avenue within Enterprise (description on file). JJ/nai/syp (For possible action) **11/21/23 PC**

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

10. **DR-23-0474-NEVADA INVESTMENT ASSN GRP, LLC:**  
**DESIGN REVIEW** for finished grade in conjunction with an approved mini-warehouse facility on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road and the west side of La Cienega Street within Enterprise. MN/rp/syp (For possible action) **11/21/23 BCC**

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

11. **ET-23-400140 (ZC-21-0396)-DIAMOND TORINO, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) single family residential development; 2) hammerhead street design; and 3) finished grade on 1.4 acres in an R-E (Rural Estates Residential) Zone. Generally located 350 feet east of Decatur Boulevard, 300 feet south of Ford Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action) **11/21/23 BCC**

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

12. **ET-23-400146 (NZC-21-0285)-RAINBOW BADURA LAND OWNER, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 14.0 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential (High Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce parking; 3) increase sign area; 4) increase sign height; and 5) allow an alternative security gate design and geometrics.  
**DESIGN REVIEWS** for the following: 1) multiple family development; and 2) comprehensive sign plan in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the west side of Redwood Street within Enterprise (description on file). MN/rp/syp (For possible action) 11/21/23 BCC

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

13. **VS-23-0688-KEYES, CHARLES:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Pebble Road and between Rancho Destino Road and GilesPie Street within Enterprise (description on file). MN/jor/syp (For possible action) 11/21/23 BCC

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

14. **WS-23-0687-KEYES, CHARLES:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate sidewalk and street landscaping; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision on an existing single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the southwest corner of Ford Avenue and GilesPie Street within Enterprise. MN/jor/syp (For possible action) 11/21/23 BCC

Motion by Barris Kaiser  
Action: **APPROVE**  
**ADD** Comprehensive Planning condition;  
• Provide a 3-foot-wide asphalt path along Ford Ave and GilesPie St.  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

15. **WS-23-0683-LMG NEVADA LAND EXPANSION, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEWS** for the following: 1) an office/warehouse building; and 2) increase finished grade in conjunction with a previously approved office/warehouse on 2.4 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northwest corner of Capovilla Avenue and Windy Street within Enterprise. MN/jud/syp (For possible action) 11/21/23 BCC

Motion by David Chestnut  
Action: **DENY** Waiver of Development Standards;  
**DENY** Design Review # 1  
**APPROVE** Design Review # 2  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

16. **ZC-23-0608-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:**  
**ZONE CHANGE** to reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) reduce driveway separation.  
**DESIGN REVIEWS** for the following: 1) a proposed single family residential detached development; and 2) finished grade. Generally located on the north side of Richmar Avenue, 165 feet west of Valley View Boulevard within Enterprise (description on file). JJ/hw/syp (For possible action) 11/21/23 BCC

Motion by David Chestnut

Action: **APPROVE** the Zone Change reduced to R-D;

**DENY**: Waiver of Development Standards;

**DENY**: Design Reviews

Per staff if approved conditions

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

17. **VS-23-0609-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Meranto Avenue and between Valley View Boulevard and Hinson Street, and a portion of right-of-way being Richmar Avenue located between Valley View Boulevard and Hinson Street within Enterprise (description on file). JJ/hw/syp (For possible action) 11/21/23 BCC

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

18. **TM-23-500127-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:**  
**TENTATIVE MAP** consisting of 12 single family detached residential lots and 2 common lots on 2.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Richmar Avenue, 165 feet west of Valley View Boulevard within Enterprise. JJ/hw/syp (For possible action) 11/21/23 BCC

Motion by David Chestnut

Action: **DENY**

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

19. **ZC-23-0686-MOLLY V. SERIES 3, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone for a single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) eliminate street landscaping.  
**DESIGN REVIEWS** for the following: 1) single family residential subdivision; 2) allow a hammerhead street design; and 3) finished grade. Generally located on the northwest corner of Conquistador Street and Gomer Road within Enterprise (description on file). JJ/sd/syp (For possible action) 11/21/23 BCC

Motion by David Chestnut

Action: **APPROVE** Zone Change reduced to R-1

**DENY** Waiver of Development Standards;

**DENY** Design Reviews

Per staff if approved conditions

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

20. **VS-23-0685-MOLLY V. SERIES 3, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Conquistador Street and Hualapai Way and between Gomer Road and Cliff Dwellings Avenue (alignment) within Enterprise (description on file). JJ/sd/syp (For possible action) **11/21/23 BCC**

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

21. **TM-23-500140-MOLLY V. SERIES 3, LLC:**  
**TENTATIVE MAP** consisting of 20 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Conquistador Street and Gomer Road within Enterprise. JJ/sd/syp (For possible action) **11/21/23 BCC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be November 15, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett  
Action: **ADJOURN** meeting at 8:57 p.m.  
Motion **PASSED** (4-0) /Unanimous





12/05/23 PC AGENDA SHEET

REDUCE SETBACK  
(TITLE 30)

FORD AVE/MILLER LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-23-400124 (WS-22-0342)-JM LEASING, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for setbacks in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Ford Avenue, 288 feet west of Miller Lane within Enterprise. JJ/tpd/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-16-812-005

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the interior side setback for a principal structure (attached garage) to 5 feet where 10 feet is required per Table 30.40-1 (a 70% reduction).

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

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

- Site Address: 7935 W. Ford Avenue
- Site Acreage: 0.6
- Project Type: Reduce side setback
- Number of Stories: 1 (residence)/1 (attached garage)
- Building Height (feet): 17 (residence)/13 (attached garage)
- Square Feet: 3,057(residence)/396 (casita)/362 (attached garage)

Site Plans

The approved plans depict an existing 3,057 square foot single family residence with casita constructed in 2017. The residence is set back over 150 feet from Ford Avenue, 10 feet from the west property line, over 60 feet from the south property line, and the attached garage addition is set back 5 feet from the east property line.

Landscaping

There are no proposed changes to the existing landscaping.

### Elevations

The approved plans depict a 13 foot high attached garage addition located on the east elevation of the existing residence. Roll-up entry doors are located on the north and south elevations with the exterior of the addition constructed to match the exterior materials and colors of the existing residence.

### Floor Plans

The approved plans depict a 329 square foot open space for a garage addition with interior access to the residence.

### Previous Conditions of Approval

Listed below are the approved conditions for WS-22-0342:

#### Current Planning

- 1 year to complete the building permit and inspection process;
- Limited to a 5 foot setback reduction;
- Attached garage may not be converted to habitable space, due to the existing casita at the front of the residence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Applicant is advised that the grading plans approved under PW14-36196 show a 5-foot-wide private drainage easement with a valley gutter along the southern and eastern property lines; and that the applicant must provide plans to Public Works - Development Review that show positive drainage through the site and calculations that demonstrate finished floor meet freeboard criteria.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant was not able to complete the building permit process within 1 year as conditioned in the previously approved Notice of Final Action (WS-22-0342). The applicant was not able to focus on the permit process due to personal issues. Also, the price of construction materials reached a level that was not financially feasible during that time. They also say that the plans will change because of the approved setbacks in the original application. An extension has been requested for the permit with the Building Department and now the applicant is also requesting a 6 month extension for their previously approved application (WS-22-0342).

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-22-0342	Waiver for reduced setbacks in conjunction with a single-family residence	Approved by PC	August 2022
TM-0065-14	6 lot single family residential subdivision	Approved by PC	May 2014
ZC-1026-05	County initiated zone change to establish R-E (RNP-I) zoning for 3,800 parcels within the Enterprise Planning Area including this parcel	Approved by BCC	October 2005

**Surrounding Land Use**

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

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

**Clark County Public Response Office (CCPRO)**

CE-21-12643 is an active enforcement case for construction without building permits. Plans were submitted to the Building Department in October 2021 (BD21-51250) and are in review and pending the outcome of this request.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

Staff believes that the applicant has taken steps to complete the building permit process as conditioned in the approved Notice of Final Action (WS-22-0342). A building permit (BD22-50380) has been issued to the applicant that coincides with the structure that this request is for. However, this building permit has not been finalized with an inspection and the approved application requires an extension of time to complete the building permit process.

**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**

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

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: MATTHEW PANKOW**

**CONTACT: LASZLO HERCZEG, 10705 SILVER PYRAMID CT., LAS VEGAS, NV 89144**

PLANNER COPY



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 1A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) 22-0342 (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-23-400124</u> DATE FILED: <u>8/23/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10/11/23</u> PC MEETING DATE: <u>11/7/23</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>\$300</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Matthew Pankow</u> ADDRESS: <u>7935 W. Ford Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____      CELL: <u>630-818-7362</u> E-MAIL: <u>matthewpankow@msn.com</u>
	<b>APPLICANT</b>  NAME: <u>Matthew Pankow</u> ADDRESS: <u>7935 W. Ford Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____      CELL: <u>630-818-7362</u> E-MAIL: <u>matthewpankow@msn.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>LASZLO HERCZEG</u> ADDRESS: <u>10705 SILVER PYRAMID CT</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: _____      CELL: <u>702-528-2173</u> E-MAIL: <u>laszlo.z.herczeg@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-16-182-005

PROPERTY ADDRESS and/or CROSS STREETS: 7935 W. Ford Ave. Las Vegas NV 89113 / Ford & S. Warbonat Way

PROJECT DESCRIPTION: Extension request for the Existing Original Final Notice.

(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.

Matthew Pankow  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Illinois  
 COUNTY OF Cook  
 SUBSCRIBED AND SWORN BEFORE ME ON 8/23/2023 (DATE)  
 By DEBORAH M. CONTRERAS  
 NOTARY PUBLIC: Deborah M. Contreras



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

Good Afternoon Mrs. Real,

I am writing you about my Clients request to extend his Notice of Final Action that has just expired couple days ago. Per the Approval notice condition, He had to complete the Building Permit process and the Inspections in a year, but due to his family circumstances (they were expecting their third child) and height construction material prices, they were not able to do the construction and inspections. We completed the Building Permit process and get a permit, but the construction has been delayed because above mentioned reasons. The Building Permit has expired but my client extended it for another 6 month term. When my client wanted to start the construction like about a month ago he wanted to extend the single garage another 105 sf to the South to make it a tandem, meeting the approved 5' reduced setback. So the building would be a little longer than as it was approved by the building department. We turned in a Revision to the same building permit and that is when Zoning sent us a comment about the Notice of Final Action is getting expired. We would like to ask for a 6 month period of extension to be able to complete the construction including the revision. Thank you for your consideration and to looking into this matter.

Attached the original Notice of Final Action and Agenda Sheet for reference. The application number for that was 22-0342. Let us know if you have any questions.

Property Address: 7935 Ford Ave. Las Vegas NV 89113  
APN#176-16-812-005

Regards,  
Laszlo Herczeg, RD  
at HERCZEG RESIDENTIAL DESIGN  
Cell:702-528-2173



12/05/23 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

PEBBLE RD/EDMOND ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0689-CHURCH THE ROCK:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Raven Avenue, and between Edmond Street and Mohawk Street within Enterprise (description on file). JJ/mh/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-24-501-008; 176-24-501-009

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

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

The applicant is requesting to vacate and abandon 33 foot wide patent easements along the south and west property lines, as well as a 3 foot patent easement along the east property line. The applicant indicates that the easements are no longer needed and that the vacation and abandonment of these easements will allow for full development of the site, which will be compatible with the surrounding area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-23-400120 (UC-19-0465)	Second extension of time for a place of worship, parking lot landscaping, and modified driveway design standards	Approved by BCC	October 2023
ET-21-400139 (UC-19-0465)	First extension of time for a place of worship, parking lot landscaping, and modified driveway design standards	Approved by BCC	November 2021
UC-19-0465	Place of worship with waivers for trash enclosure, parking lot landscaping, and modified driveway design standards	Approved by BCC	August 2019
ZC-1026-05	Reclassified 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0480-99	Installation of 138/12 kV overhead electrical power transmission line with 110 foot high transmission line poles and equipment	Approved by PC	May 1999

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

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** THE ROCK, A CHRISTIAN CHURCH

**CONTACT:** LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD STE #200, LAS VEGAS, NV 89118

DRAFT



PLANNER COPY



# VACATION APPLICATION 2A

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

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0889</u>	DATE FILED: <u>9-28-23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>11-15-23</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>12-5-23</u>	
		BCC MEETING DATE: <u>N/A</u>	
		FEE: <u>\$ 875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>The Rock - A Christian Church</u>
	ADDRESS: <u>9181 Branford Hills St</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>The Rock - A Christian Church</u>
	ADDRESS: <u>9181 Branford Hills St</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-330-4694</u> CELL: <u>702-443-0192</u>
	E-MAIL: _____ REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>LR Nelson Consulting Engineering Attn: Aimee English</u>
	ADDRESS: <u>6765 W Russell Road Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.254.1480</u> CELL: <u>702.682.7933</u>
	E-MAIL: <u>aenglish@tritoneng.com</u> REF CONTACT ID #: _____


ASSESSOR'S PARCEL NUMBER(S): 176-24-501-008 and 009


PROPERTY ADDRESS and/or CROSS STREETS: Pebble Road & Edmond Street

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

  
 \_\_\_\_\_  
 Property Owner (Signature)\*

CHRISTOPHER TONG  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON JULY 31, 2023 (DATE)  
 By CHRISTOPHER B. TONG  
 NOTARY PUBLIC 

 Bobby S. Bravo  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 Appt. No. 05-98584-1  
 My Appt. Expires February 19, 2024

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

2113-011-212

LARRY R. NELSON, P.E.  
President

August 25, 2023

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

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

**Reference: Vacation of Patent Easement Justification Letter for APN# 176-24-501-008 & 009**

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Vacation request for the above-mentioned parcel numbers, which is located on the southwest corner of Pebble Road and Edmond Street.

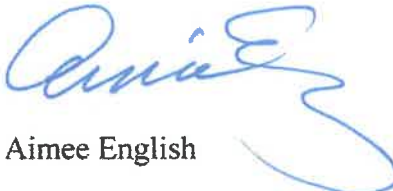
We are proposing to vacate patent easement (#1166058) surrounding the parcel that was granted per the Bureau of Land Management. Additionally, this patent easement was recorded in Official Records as Book 220, Instrument No. 178514 at the Clark County Recorder's Office. This patent easement is not needed. Public R.O.W adjacent to the site will be dedicated as part of the improvement plan process for the development.

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

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC



Aimee English

NEVADA

L.R. NELSON  
CONSULTING ENGINEERS, LLC

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

Phone 702 / 796-7978  
FAX 702 / 451-2286  
Email lnelson@lmcng.com

UTAH

L.R. NELSON  
CONSULTING ENGINEERS, LLC

51 West 9000 South  
Sandy, UT 84070-2008

Phone 801 / 565-8580  
FAX 801 / 565-9340  
Email lnelson@lmslc.com

12/05/23 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

DECATUR BLVD/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0691-A & A REVOCABLE LIVING TRUST & A & A III, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Hauck Street, and between Silverado Ranch Boulevard and Gary Avenue, and a portion of a right-of-way being Decatur Boulevard located between Silverado Ranch Boulevard and Gary Avenue within Enterprise (description on file). H/tpd/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-24-801-019

**LAND USE PLAN:**

ENTERPRISE - COMPACT NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

The applicant indicates the request is for the vacation of public rights-of-way, including a 5 foot wide strip along the west side of Decatur Boulevard adjacent to APN 176-24-801-019 to accommodate a detached sidewalk. The applicant is also requesting to vacate a 3 foot wide streetlight and traffic control device easement behind the described right-of-way.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC 21-0352	Reclassified from R-E and R-E (AE-60) to C-2 and C-2 (AE-60 zoning, with use permits, waivers, and a design review for a convenience store/gasoline station	Approved by BCC	October 2021

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-E	Undeveloped
South	Corridor Mixed-Use	R-E	Undeveloped
East	Corridor Mixed-Use	C-2	Restaurant & gasoline station
West	Compact Neighborhood (up to 18 du/ac)	R-E	Undeveloped



**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Public Works - Development Review**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST ETAL &  
MORADI HAMID TRS

**CONTACT:** CIVIL 360 PLANNING & ENGINEERING, 6490 W. DESERT INN RD, LAS  
VEGAS, NV 89146

DRAFT





# VACATION APPLICATION 3A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>V5-23-0691</u>	DATE FILED: <u>10/02/2023</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>11/15/2023</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>12/05/2023</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$ 875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>A&amp;A Revocable Trust and A&amp;A III, LLC</u>
	ADDRESS: <u>14 Sugarberry</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: <u>702-371-9645</u>
	E-MAIL: <u>henryadvance@yahoo.com</u>

<b>APPLICANT</b>	NAME: <u>A&amp;A Revocable Trust and A&amp;A III, LLC</u>
	ADDRESS: <u>14 Sugarberry</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: <u>702-371-9645</u>
	E-MAIL: <u>henryadvance@yahoo.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Civil 360 Planning &amp; Engineering - John Martinez</u>
	ADDRESS: <u>6490 W Desert inn Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-899-6068</u> CELL: <u>702-250-5744</u>
	E-MAIL: <u>jmartinez@civil360lv.com</u> REF CONTACT ID #: <u>197034</u>

ASSESSOR'S PARCEL NUMBER(S): 176-24-801-019

PROPERTY ADDRESS and/or CROSS STREETS: Decatur and Silverado Ranch

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.

<p>_____ Property Owner (Signature)</p> <p>STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>02-22-2023</u> (DATE)</p> <p>By <u>Hamid Moradi</u></p> <p>NOTARY PUBLIC: <u>Lauren Toia</u></p>	<p style="text-align: center;">Hamid Moradi</p> <p style="text-align: center;">Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 20px;"> <p>LAUREN M TOIA NOTARY PUBLIC STATE OF NEVADA APPT. NO. 14-13707-1 MY APPT. EXPIRES SEPTEMBER 23, 2024</p> </div>
---	---

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



June 22, 2023

Clark County Comprehensive Planning Department  
500 S. Grand Central Parkway  
P.O. Box 551744  
Las Vegas, NV 89155-1744

**RE: Circle K at Silverado Ranch Blvd. and Decatur Blvd. (APN: 176-24-801-019)**  
**Justification Letter – Right-of-Way and STLT/TCD Easement Vacation**  
**CIVIL 360 Project No. 32-2104**

To Whom It May Concern,

Please be advised that CIVIL 360 Planning & Engineering is representing the Applicant, A&A Revocable Living Trust ETAL and A & A III LLC, on this request for vacation and abandonment of existing Right-of-Way and Streetlight/Traffic Control Device (STLT/TCD) easements along Decatur Boulevard related to the *Improvement Plans for Circle K at Silverado Ranch Blvd. & Decatur Blvd.* project. The project site is located at the NWC of Silverado Ranch Blvd. and Decatur Blvd. in Clark County.

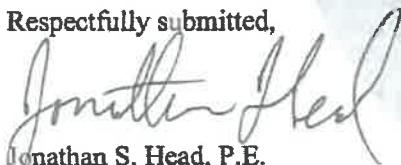
As a part of this vacation application, we are requesting the following:

- Vacation and abandonment of the existing 3' STLT/TCD located on APN: 176-24-801-019 comprised of 688 square feet, as shown on the attached exhibit.
- Vacation and abandonment of 5' of the existing 60' Right-of-Way located adjacent to APN: 176-24-801-019 comprised of 1,111 square feet, as shown on the attached exhibit. This ROW vacation is required to provide for the proposed detached sidewalk.

The existing easements to be vacated as part of this development project and as described above are shown on the attached exhibits. On behalf of the Applicant, we respectfully request your review and approval of this application.

If there are any questions regarding this request, please contact me directly at (702) 940-6946 or via email at [jhead@civil360lv.com](mailto:jhead@civil360lv.com)

Respectfully submitted,



Jonathan S. Head, P.E.  
Civil Project Engineer

**PLANNER  
COPY**

12/05/23 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

LE BARON AVE/DECATUR BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-23-0698-SYA GROUP, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive (alignment), and between Le Baron Avenue and Silverado Ranch Boulevard within Enterprise (description on file). JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:  
177-30-105-002

LAND USE PLAN:  
ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

**Project Description**

The plans depict vacating 8 foot and 33 foot wide patent easements located along the boundaries of the parcel. The applicant indicates that the easements are no longer needed for access to the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1622-05	Reclassified 1.3 acres to C-2 zoning for future commercial	Approved by BCC	December 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Corridor Mixed-use	R-E	Undeveloped
South	Business Employment	R-E	Undeveloped

**Related Applications**

Application Number	Request
UC-23-0682	A request for a daycare facility is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 25 feet to the back of curb for Le Baron Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MOMENI ENGINEERS LLC**

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





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> <b>VACATION &amp; ABANDONMENT (vs)</b> <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> <b>EXTENSION OF TIME (ET)</b> (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0698</u> DATE FILED: <u>10/4/2023</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>11/15/23</u> PC MEETING DATE: <u>12/15/2023</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$875</u>
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PROPERTY OWNER	NAME: <u>SYA GROUP LLC</u> ADDRESS: <u>8360 W. SAHARA AVENUE, STE 260</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>(702) 471-1118</u> CELL: <u>(702) 604-3928</u> E-MAIL: <u>benmoshe@mydcompanies.com</u>
----------------	---

APPLICANT	NAME: <u>MOMENI ENGINEERS LLC</u> ADDRESS: <u>3110 S. DURANGO DRIVE, STE 205</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-902-2444</u> CELL: <u>(702) 308-2307</u> E-MAIL: <u>moe@momeniengineers.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>JOHN VORNSAND, AICP</u> ADDRESS: <u>62 SWAN CIRCLE</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-321-8229</u> CELL: <u>702-321-8229</u> E-MAIL: <u>john@vornsandconsulting.com</u> REF CONTACT ID #: <u>165449</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-30-105-002  
177-30-105-002

PROPERTY ADDRESS and/or CROSS STREETS: Le Baron Avenue/Decatur Blvd  
Le Baron Avenue/Decatur Blvd

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

\_\_\_\_\_  
 Property Owner (Signature)\*  
 STATE OF NEVADA      **Clark**  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON 8/24/23 (DATE)  
 By Yair Ben Moshe  
 NOTARY PUBLIC: \_\_\_\_\_

**Yair Ben Moshe**  
 \_\_\_\_\_  
 Property Owner (Print)

RACHELLE A. JUAREZ  
 Notary Public, State of Nevada  
 Appointment No. 96-2998-1  
 My Appt. Expires Jun 12, 2024

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

**JOHN VORNSAND, AICP**  
Planning & Zoning Entitlements  
62 SWAN CIRCLE  
HENDERSON, NEVADA 89074  
Phone (702) 321-8229  
Email: john@vornsandconsulting.com

September 25, 2023

**RE: Justification Letter for Vacation & Abandonment of Government Patent  
Reservations – APN 177-30-105-002**

Vornsand Consulting is respectfully submitting this justification letter on behalf of SYA Group LLC. The applicant is requesting a Vacation & Abandonment of the 33' Government Patent Reservations on 1.25 acres on the North side of Le Baron Avenue approximately 200 feet East of Decatur Boulevard in a C-2 Zone (ZC-1622-05). The Government Patent Easements are not needed for roadway purposes.

SINCERELY

  
John Vornsand, AICP

DAYCARE  
(TITLE 30)

LE BARON AVE/DECATUR BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0682-SYA GROUP, LLC:**

**USE PERMIT** for a daycare facility.

**DESIGN REVIEW** for a proposed daycare facility on 1.3 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Le Baron Avenue, 125 feet east of Decatur Boulevard within Enterprise. JJ/lm/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-30-105-002

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

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

- Site Address: N/A
- Project Type: Daycare
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 13,034
- Parking Required/Provided: 33/45

**Site Plan**

The plan depicts a proposed daycare facility located on the northerly portion of the site. Access to the site is from Le Baron Avenue via a single driveway. The design provides 45 parking spaces between the street and the front of the building. Outdoor playgrounds are provided on the north side of the building.

**Landscaping**

The plan depicts street landscaping with a detached sidewalk along Le Baron Avenue and wide, landscaped entry areas. Parking lot landscaping is provided per Code, and landscaping is provided along the east and west property lines. Access to the side and rear yards is gated by a 6 foot high ornamental fence.

**Elevations**

The plan depicts a 22 foot high modern building with painted stucco in almond, ivory, and brown with stone veneer on all sides of the building. The parapet roofline ranges from 18 feet to 22 feet, with 3 tiered levels. Storefront windows and doors are provided with metal awnings over the windows on all sides of the building.

**Floor Plans**

The plans depict a 13,034 square foot building that consists of vestibule, reception area, offices 10 classrooms, kitchen, storage, and restrooms.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates that the site is located in an area with developed or developing single family residential. The age range for children within the daycare will be between 2 and 5 years old. The school will operate Monday through Friday, from 8:00 a.m. to 3:00 p.m. All children will be walked into the daycare.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1622-05	Reclassified 1.3 acres to C-2 zoning for future commercial	Approved by BCC	December 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & West	Corridor Mixed-use	R-E	Undeveloped
South	Business Employment	R-E	Undeveloped

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

**Related Applications**

Application Number	Request
VS-23-0698	A request to vacate patent easements is a related item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### **Use Permit & Design Review**

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

Staff finds that the proposed use and site have been designed to accommodate a daycare facility per Code standards. The use is compatible with future commercial uses planned to the north of Le Baron Avenue and east of Decatur Boulevard. The parcels immediately to the south, across Le Baron Avenue, have not been identified for land use; however, the parcels farther to the south, at Decatur Boulevard and Pyle Avenue, have been approved for an affordable housing complex (Nevada Hand). Additionally, several residential subdivisions located east of Le Baron Avenue and Ullom Drive are currently under development. The proposed daycare facility will not result in a substantial or undue adverse effect on adjacent properties. The use is consistent with the Corridor Mixed-Use policies of the Master Plan, which encourage public facilities such as schools. Typically, staff would encourage the use of cross access to future commercial developments to the west and east of the property; however, staff can support not providing that design element to reduce on-site cross-traffic circulation for the safety of children and families. As a result, staff can support the requests.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Le Baron Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**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 #0361-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RENE ROLIN**

**CONTACT: RENE ROLIN, MOMENT ENGINEERS, 3110 S. DURANGO DRIVE, SUITE 205, LAS VEGAS, NV 89117**



# LAND USE APPLICATION

# 5A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>UC-23-0682</u> DATE FILED: <u>9/25/23</u> PLANNER ASSIGNED: <u>SUD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11-1-23</u> PC MEETING DATE: <u>11/21/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 1,350</u>
	<b>PROPERTY OWNER</b> NAME: <u>S Y A Group LLC</u> ADDRESS: <u>8360 W. Sahara Avenue, Suite 260</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702.471.1118</u> CELL: <u>702.604.3928</u> E-MAIL: <u>Benmoshe@MYDCompanies.com</u>
	<b>APPLICANT</b> NAME: <u>Rene Rolin</u> ADDRESS: <u>3110 S. Durango, Suite 205</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702.499.4555</u> CELL: <u>702.499.4555</u> E-MAIL: <u>rener@momeniengineers.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>Rene Rolin</u> ADDRESS: <u>3110 S. Durango, Suite 205</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702.499.4555</u> CELL: <u>702.499.4555</u> E-MAIL: <u>rener@momeniengineers.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 17730105002

PROPERTY ADDRESS and/or CROSS STREETS: Decatur and Le Baron

PROJECT DESCRIPTION: Daycare Building

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

Property Owner (Signature)\* [Signature]      Property Owner (Print) Yair BenMoshe

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6/26/23 (DATE)  
 By Yair BenMoshe

NOTARY PUBLIC: Rachelle A Juarez



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

August 12, 2023

**APR23-100613**

UC-23-0682

To whom it may concern,

We are requesting a Special Use Permit for a Preschool around Decatur Boulevard and Le Baron Avenue.

As Las Vegas continues to develop the nearby surrounding area with single family homes and multi-family homes the need for a school is prevalent. The children enrolled will range in age from 2 through 5 years of age. The total occupants Monday through Friday will not exceed 265.

The school hours of operation are 8:00 AM – 3:00 PM. They do not require a drop off lane due to the young age of the children requiring that the parent/caregiver park and walk the child into the school to check in.

The school would provide the adjacent neighborhoods with a local school to educate the existing young children and the new families relocating to Las Vegas.

Sincerely,  
**Momeni Engineers, LLC.**



**Moe Momeni, P.E., S.E.**  
**Principal**



12/05/23 PC AGENDA SHEET

GASOLINE STATION  
(TITLE 30)

MARYLAND PARKWAY/SILVERADO RANCH BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-23-400156 (DR-1241-99)-RAINY DAY INVESTMENTS, LLC & MCMENEMY RONS CHARTERED:**

**WAIVER OF CONDITIONS** of a design review of a shopping center requirement to have a similar architectural appearance throughout, including concrete tile roofs with stucco and stone or brick veneers and facades in conjunction with a new gasoline station on a 0.9 acre portion of 26.0 acres in a C-2 (General Commercial) Zone.

Generally located 246 feet east of Maryland Parkway and 756 feet south of Silverado Ranch Boulevard within Enterprise. MN/r/syp (For possible action)

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RELATED INFORMATION:

**APNS:**

177-26-112-005, 177-26-112-006, 177-26-112-007, 177-26-112-009, 177-26-112-010, 177-26-112-011, 177-26-112-012, 177-26-112-014, 177-26-112-015, 177-26-112-016, 177-26-112-017, 177-26-112-018, 177-26-112-021, 177-26-112-022, 177-26-112-023 ptn

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.9 (portion)/26 (overall)
- Project Type: Gasoline station
- Number of Stories: 1
- Building Height/(feet): 14 (kiosk)/20 (canopy)
- Square Feet: 269 (kiosk)/3,956 (gasoline station canopy)/278,189 (overall shopping center)
- Parking Required/Provided: 1/26 (gasoline station)/1,100/1,382 (overall shopping center)

**History, Request & Site Plan**

A design review for the overall shopping center was approved by DR-1241-99. The subject shopping center is on 26 acres which extends from Silverado Ranch Boulevard over 1,200 feet southward along the east side of Maryland Parkway. One of the conditions of approval was that all buildings are to have a similar architectural appearance throughout the shopping center. This

included the provision of concrete tile roofs with stucco and stone or brick veneers and facades. The applicant is requesting a waiver of conditions to allow flat roofs with no concrete tile for a gasoline station concession kiosk and canopy.

The applicant is proposing that a new gasoline station be in the center of the southerly portion (APN 177-26-112-022) of an otherwise fully developed shopping center. The site is more than 240 feet from the nearest right-of-way. The site plan shows a proposed 269 square foot kiosk and a 3,956 square foot canopy under which 5 fuel dispensers are located. There are 26 parking spaces located around the perimeter of the site. A trash enclosure is located near the northwest corner of the site. Access to the site is provided from the existing drive aisles located within the shopping center. Underground fuel tanks are located on the south side of the property and are more than 1,000 feet from any known well used as a potable water source.

#### Landscaping

The plans depict landscaping consisting of 24 inch box large and medium trees and 5 gallon shrubs in 8 foot wide planting strips located in front of the parking spaces on the western and southern portions of the property in accordance with Figure 30.64-14. Landscaping is also located along the northern portion of the property adjacent to the vacuum area of an existing vehicle wash. All plants are in accordance with the Southern Nevada Regional Planning Coalition Regional Plant List.

#### Elevations

The plans depict a kiosk 14 feet in height and a gasoline station canopy with six columns, 20 feet in height, both with flat roofs. Also shown are the 5 fuel dispensers. The HVAC equipment on top of the kiosk is proposed to be screened with an oyster shell color to match the building. The canopy is proposed to have a textured stucco-like exterior surface on aluminum composite material panels that make up the fuel canopy and kiosk fascias. The top of each roof will feature a strip of aluminum composite material painted brown. A stone wainscot is proposed on the lower exterior portions of the kiosk wall and the fuel canopy column base treatments.

#### Floor Plans

The plans depict the kiosk, which is approximately 9 feet by 23 feet, with a single entrance. The interior includes a restroom and areas for a register and sales of concessions. The exterior of the building will include coolers for dispensing ice and sodas.

#### Previous Conditions of Approval

Listed below are the approved conditions for DR-1241-99

#### Current Planning

- Subject to 10-foot-wide B-1 landscaping (tree/shrub combination) along street frontages and south property line, except frontage adjacent to the convenience store.
- 10-foot-wide A-2 landscaping along street frontage (Silverado Ranch Boulevard) adjacent to the convenience store.
- 6-foot-wide landscape islands within parking lot.
- Provide site amenities such as fountains, site furniture, decorative lighting.
- 10-foot-wide A-3 landscaping along the east property.

- Similar architectural appearance throughout the shopping center, architectural appearance to be concrete tile roof with stucco and stone or brick veneers and facades (as shown on plans on file).
- Expunging the design review portion of UC-0438-99.
- Architectural enhancements along the rears of the buildings facing the south and east property lines (grocery store, retail A, retail B, retail C, office D, and retail D as shown on plans file).
- Loading areas adjacent to the east property line are to be screened with a 10-foot-high wing wall.
- Two story, 35-foot-high buildings only adjacent to the east property line.
- Buildings to be setback 50 feet from east property line.
- Update drainage and traffic studies and comply.
- All applicable standard conditions for this application type.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant states that the architecture of the proposed gasoline station is not conducive to construct concrete roof tiles required as a condition of the original 1999 shopping center approval. A stone wainscot is proposed at the lower exterior portions of the kiosk walls and the fuel canopy column base treatments. The stone will match the entrance feature stone of the Smith's grocery store. The fuel center canopy will have a textured stucco-like surface which more closely matches newer structures nearby the site which feature flat rooflines with parapets.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-0768-14	Shopping center addition consisting of retail and restaurant uses	Approved by PC	October 2014
WC-0334-02 (DR-1241-99)	Waived conditions of a design review requiring a 10-foot-wide B-1 landscaping along the south property line	Approved by PC	November 2002
DR-1241-99 (ET-0020-02)	Second extension of time on a design review for a shopping center	Approved by PC	August 2002
DR-1241-99 (ET-0369-00)	First extension of time on a design review for a shopping center	Approved by PC	November 2000
DR-1241-99	Design review for shopping center, consisting of pad sites, retail/office uses, grocery store, & restaurants	Approved by PC	September 1999
UC-0438-99	Use permit and design review to allow car wash and retail sales of tires	Approved by PC	May 1999
ZC-1059-97	Zone boundary amendment for residential uses on other parcels & C-2 zoning for the shopping center	Approved by BCC	October 1997

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Corridor Mixed-Use	C-2	Shopping center

### Related Applications

Application Number	Request
DR-23-0716	A Design review for a new gasoline station is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

Staff can support the request in part because there are more recently constructed buildings nearby, such as a car wash and a retail building, that feature flat rooflines with parapets rather than concrete tile roofs. Also, the use of stone along the lower exterior portions of the kiosk walls and the canopy column base treatments will serve to match the entrance feature stone of the Smith's grocery store. The canopy will be finished with a Tex-cote finish which provides a textured stucco-like finished exterior surface on aluminum composite material panels that will allow the buildings to blend in with both the shopping center buildings as well as the more recently constructed buildings nearby.

#### Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0383-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S CHARTERED  
**CONTACT:** TROY WOLVERTON, ANDERSON WAHLEN & ASSOCIATES, 2010  
NORTH REDWOOD ROAD, SALT LAKE CITY, UT 84116

DRAFT





# LAND USE APPLICATION 6A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>DR-1241-99.</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>WC-23-400156</u> DATE FILED: <u>10-11-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>11-15-23</u> PC MEETING DATE: <u>12-5-23</u> BCC MEETING DATE: _____ FEE: <u>\$300.00</u>
	<b>PROPERTY OWNER</b>	NAME: <u>RAINEY DAY INVESTMENTS, LLC (50%) &amp; RON S. McMENEMY CHARTERED (50%)</u> ADDRESS: <u>2530 SILVER BEACH DRIVE</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____      CELL: <u>(702) 595-6244</u> E-MAIL: <u>markanthonyrua@gmail.com</u>
	<b>APPLICANT</b>	NAME: <u>SMITH'S FOOD &amp; DRUG CENTERS, INC.</u> ADDRESS: <u>1550 SOUTH REDWOOD ROAD</u> CITY: <u>SALT LAKE CITY</u> STATE: <u>UT</u> ZIP: <u>84104</u> TELEPHONE: <u>801 974-1529</u> CELL: <u>801 556-2130</u> E-MAIL: <u>roger.gough@sfdc.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>ANDERSON WAHLEN &amp; ASSOCIATES C/O TROY WOLVERTON</u> ADDRESS: <u>2010 NORTH REDWOOD ROAD</u> CITY: <u>SALT LAKE CITY</u> STATE: <u>UT</u> ZIP: <u>84116</u> TELEPHONE: <u>801 410-8519</u> CELL: <u>801 831-2255</u> E-MAIL: <u>troyw@awaang.com</u> REF CONTACT ID #: _____

ASSASSOR'S PARCEL NUMBER(S) 17726112010, 17726112009, 17726112011, 17726112005, 17726112006, 17726112007, 17726112012, 17726112017, 17726112021, 17726112023, 17726112014, 17726112015, 17726112018, 17726112016, 17726112022

PROPERTY ADDRESS and/or CROSS STREETS: MARYLAND PARKWAY & SILVERADO RANCH BOULEVARD

PROJECT DESCRIPTION: SEVEN STATION MULTI-PRODUCT DISPENSER FUEL AND CONCESSION SALES

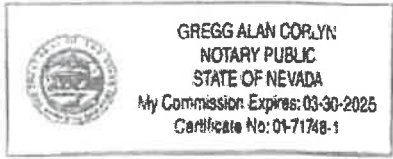
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Mark Anthony Ruq      Mark Anthony Ruq  
 Property Owner (Signature)\*      Property Owner (Print)

PLANNER COPY

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/15/2023 (DATE)  
 By Mark Anthony Ruq  
 NOTARY PUBLIC: Gregg Alan Corlyn



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





PLANNER COPY

September 25, 2023

Clark County  
 Comprehensive Planning  
 500 South Grand Central Parkway  
 P.O. Box 551741  
 Las Vegas, NV 89155-1741

RE: Silverado & Maryland Fuel Center  
 Justification Letter

To Whom It May Concern:

Smith’s Food & Drug Center is requesting Design Review and Waiver of Conditions approval for a proposed Smith’s Fuel Center to provide concession and vehicle fueling sales located on an undeveloped parcel currently improved as a paved asphalt surface. The Fuel Center will support the Smith’s grocery store within the existing shopping center.

**Waiver of Conditions:**

The architecture of the proposed fuel center use is not conducive to construct concrete roof tiles required as a condition of the original 1999 shopping center approval. Accordingly, a request for waiver of this condition is submitted for consideration. Stone wainscot is proposed on the lower exterior portions of the Kiosk walls and the fuel canopy column base treatments. The stone will match the entrance feature stone of the Smith’s grocery store. The fuel center canopy will be finished with a Tex-coat finish which provides a textured, stucco-like, finished exterior surface on the Aluminum Composite Material (ACM) panels that make up the fuel canopy and kiosk fascias. The proposed fuel center exterior building materials more closely matches the newer existing structures adjacent to the proposed fuel center site as shown below:







Adjacent buildings, such as the Wow Car Wash and Starbucks feature flat roof lines with parapets, rather than clay tile roofs. The architectural elevations for the kiosk and fuel canopy are similar to these newer constructed buildings.

The Notice of Final Action, dated October 1, 1999, requires by condition that a “. . . similar architectural appearance throughout the shopping center, architectural appearance to be concrete tile roof with stucco and stone or brick veneers and facades (as shown on plans in file) . . .” as shown below:



**“Gasoline Station” – Permitted Land Use per Table 30.44-1:**

The proposed land use is “Gasoline Station” SLUCM Code 5500 which requires a Conditional Use in the C-2, General Commercial District Zone, if certain conditions are present at the site as outlined in Table 30.44-1 Global Use Table of Title 30 Clark County Unified Development Code. The following items are not present at the site and a **conditional use is not required**:

- **No Overhead Doors:** The proposed fuel center does not have overhead doors. The Fuel Center will consist of an attendant kiosk and overhead canopy to provide covered fueling stations.
- **Setback from Right-of-Way Greater than Thirty Feet:** The Fuel Center will be located on an interior parcel with property lines setback a distance greater than 30 feet from the

right-of-way line. The closest right-of-way is Maryland Parkway which has a distance of approximately 240 feet from the property line.

- ***Setback from residential greater than 200 feet:*** The parcel and proposed structures are located more than 200 feet from the closest residential use. The closest residential use is located south of the proposed Fuel Center and an existing retail strip space building is located between the residential and the Fuel Center location.
- ***Underground Fuel Tanks setback more than 1,000 feet from any well used as a potable source:*** The proposed underground tanks are more than 1,000 feet from any known well used as a potable source.

### **Design Review #1 – Site Design Review:**

The proposed submittal documentation presents and justifies the requested approval following the Design Review process:

- ***Overall Site Plan:*** The Overall Site Plan depicts the location of the “Gasoline Station” Use within the Overall Shopping Center with adjacent street names.
- ***Site Plan:*** The Design Review Site Plan provided indicates the proposed use of the parcel, parcel layout and size and number of parking stalls. Starbucks holds easement rights for 10 parking stalls closest to their property. Twelve parking stalls are provided per the easement with two stalls being provided on-site for attendant and accessible parking to accommodate the proposed use. Permission to relocate the parking stall is being sought by Smith’s Real Estate. Landscape areas are shown and dimensioned to show compliance with planting strip widths outlined in the Development Code.
- ***Parking Calculation / Analysis:*** The Parking Analysis Exhibit shows that the Overall Parking for the Shopping Centers will remain greater than 4 parking stalls per 1,000 square foot building floor space. The parking requirement for Shopping Centers, all uses within a Shopping Center over 50,000 GFA is 4 parking stalls per 1,000 square feet in accordance with Title 30 - Table 30.60.1 Schedule of Parking Requirements. The parking analysis supports the requested Design Review approval.
- ***Grading Cross Section:*** Proposed and existing surface elevations are provided in a Cross Section to depict existing top of asphalt elevations and proposed finished elevations. The existing ground to proposed finished grade elevation changes are less than 36 inches.
- ***Elevations & Floor Plan:*** Elevations and Floor Plan for the proposed Kiosk are provided. Building colors are Oyster Shell with Monastery Brown Crown Molded Cornice Trim with Stucco “Tex-coat” exterior finishes to match adjacent building colors and cornice trim. A stucco like finish topping the aluminum composite material (ACM) exterior facia of the proposed canopy structure satisfies the cementitious materials appearance requirement. Fuel Station Canopy columns shall be provided with a wainscot stone and capped base of a stone like the existing Smith’s store front entry accent stone. Screenshot views of the adjacent buildings are provided for reference and to show that the colors and architecture are of a like character of the closest adjacent buildings.
- ***Landscaping:*** Landscaping is provided in accordance with Title 30.64/Figure 30.64-14 Parking Lot Landscaping.

### **Design Review #2 – Lighting Design Review:**

- The proposed submittal documentation presents and justifies the requested approval following the Site Lighting Design process:

- **Site Photometrics:** Site Electrical Plans depict electrical service and communications being routed from the existing Smith's Store are provided. Proposed Site Lighting Photometrics provides fixture types with shielded lighting cutoff and provides lighting internal to the site. Additional lighting fixture information is also provided.

It is anticipated that the information contained within will be found sufficient to support a Waiver of Conditions and Design Review #1 and #2 approval. If there are any questions or need for clarifications, please do not hesitate to call 801-410-8519 or email [troyw@awaeng.com](mailto:troyw@awaeng.com).

Sincerely,



Troy Wolverton, PE  
Senior Project Manager



12/05/23 PC AGENDA SHEET

GASOLINE STATION  
(TITLE 30)

MARYLAND PARKWAY/SILVERADO RANCH BLVD

**PUBLIC HEARING**

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

**DR-23-0716-RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S  
CHARTERED:**

**DESIGN REVIEWS** for the following: 1) gasoline station; and 2) lighting in conjunction with a new gasoline station on a 0.9 acre portion of 26.0 acres in a C-2 (General Commercial) Zone.

Generally located 246 feet east of Maryland Parkway and 756 feet south of Silverado Ranch Boulevard within Enterprise. MN/rr/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

177-26-112-005, 177-26-112-006, 177-26-112-007, 177-26-112-009, 177-26-112-010, 177-26-112-011, 177-26-112-012, 177-26-112-014, 177-26-112-015, 177-26-112-016, 177-26-112-017, 177-26-112-018, 177-26-112-021, 177-26-112-022, 177-26-112-023 ptn

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.9 (portion) / 26 (overall)
- Project Type: Gasoline station
- Number of Stories: 1
- Building Height (feet): 14 (kiosk) / 20 (canopy)
- Square Feet: 269 (kiosk) / 3,956 (gasoline station canopy) / 278,189 (overall shopping center)
- Parking Required/Provided: 1/26 (gasoline station) / 1,100 / 1,382 (overall shopping center)

**Site Plan**

The applicant is proposing that a new gasoline station be located in the center of the southerly portion (APN 177-26-112-022) of an otherwise fully developed shopping center. The site is more than 240 feet from the nearest right-of-way. The site plan shows a proposed 269 square foot kiosk and a 3,956 square foot canopy under which 5 fuel dispensers are located. There are 26 parking spaces located around the perimeter of the site. A trash enclosure is located near the



northwest corner of the site. Access to the site is provided from the existing drive aisles located within the shopping center. Underground fuel tanks are located on the southern side of the property and are more than 1,000 feet from any known well used as a potable water source.

#### Landscaping

The plans depict landscaping consisting of 24 inch box large and medium trees and 5 gallon shrubs in 8 foot wide planting strips located in front of the parking spaces on the western and southern portions of the property in accordance with Figure 30.64-14. Landscaping is also located along the northern portion of the property adjacent to the vacuum area of an adjacent existing vehicle wash. All plants are in accordance with the Southern Nevada Regional Planning Coalition Regional Plant List.

#### Elevations

The plans depict a kiosk 14 feet in height, and a gasoline station canopy with 6 columns, 20 feet in height, both with flat roofs. Also shown are the 5 fuel dispensers. The HVAC equipment on top of the kiosk is proposed to be screened with an oyster shell color to match the building. The canopy is proposed to have a textured stucco-like exterior surface on aluminum composite material panels that make up the fuel canopy and kiosk fascias. The top of each roof will feature a strip of aluminum composite material painted brown. A stone wainscot is proposed on the lower exterior portions of the kiosk wall and the fuel canopy column base treatments.

#### Lighting

Site electrical plans depict electrical service and communications being routed from the existing Smith's grocery store. The site lighting photometrics provides fixture types with shielded lighting cut-off and provides lighting internal to the site. There are 2 proposed freestanding luminaries (light poles) adjacent to the parking areas on the western and southwestern sides of the property. The poles have a maximum height of 20 feet where a maximum height of 25 feet is permitted by Code. There is an existing light pole on the property on the south side with 7 others in the immediate area to the east, north, and west that illuminate the existing parking area.

#### Floor Plans

The plans depict the kiosk which is approximately 9 feet by 23 feet with a single entrance. The interior includes a restroom and areas for a register and sales of concessions. The exterior of the building will include coolers for dispensing ice and sodas.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant states that all requirements of Title 30 are met in the design of the proposed gasoline station. This includes meeting the parking calculations, setbacks from the right-of-way and residential areas, landscaping, and cross-sections. Elevations of the kiosk are provided. A stone wainscot is proposed at the lower exterior portions of the kiosk walls and the fuel canopy column base treatments. The stone will match the entrance feature stone of the Smith's grocery store. The fuel center canopy will have a textured stucco-like surface which closely matches newer structures that are nearby which feature flat rooflines with parapets.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0768-14	Shopping center addition consisting of retail and restaurant uses	Approved by PC	October 2014
WC-0334-02 (DR-1241-99)	Waived conditions of a design review requiring a 10 foot wide B-1 landscaping along the south property line	Approved by PC	November 2002
DR-1241-99 (ET-0020-02)	Second extension of time on a design review for a shopping center	Approved by PC	August 2002
DR-1241-99 (ET-0369-00)	First extension of time on a design review for a shopping center	Approved by PC	November 2000
DR-1241-99	Shopping center consisting of pad sites, retail/office uses, grocery store, & restaurants	Approved by PC	September 1999
UC-0438-99	Car wash with retail sales of tires with a design review for a shopping center	Approved by PC	May 1999
ZC-1059-97	Zone boundary amendment for residential uses on other parcels & C-2 zoning for the shopping center	Approved by BCC	October 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Corridor Mixed-Use	C-2	Shopping center

**Related Applications**

Application Number	Request
WC-23-400156 (DR-1241-99)	A waiver of conditions of a design review of a shopping center required to have a similar architectural appearance throughout is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

The proposal appears to meet all requirements for a gasoline station in terms of its location and design. There are buildings nearby the subject site including a car wash and a retail building which feature flat rooflines with parapets that are similar to the proposed kiosk and canopy rather than angled concrete tile roofs in the style of the rest of the shopping center. Also, the use of stone along the lower exterior portions of the kiosk walls and the canopy column base treatments will serve to match the entrance feature stone of the Smith's grocery store. The canopy will be finished with a Tex-cote finish which provides a textured stucco-like finished exterior surface on aluminum composite material panels that will allow the buildings to blend in with both the

shopping center buildings as well as the more recently constructed buildings nearby. The photometric calculations submitted for the lighting plan indicate that on-site lighting will not have a negative impact on the abutting developments. There are also no nearby residential areas that would be directly impacted by the proposed lighting. Therefore, staff can support this request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Traffic study and compliance.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0383-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S CHARTERED  
**CONTACT:** TROY WOLVERTON, ANDERSON WAHLEN & ASSOCIATES, 2010  
NORTH REDWOOD ROAD, SALT LAKE CITY, UT 84116







September 25, 2023

Clark County  
 Comprehensive Planning  
 500 South Grand Central Parkway  
 P.O. Box 551741  
 Las Vegas, NV 89155-1741

PLANNER COPY

RE: Silverado & Maryland Fuel Center  
 Justification Letter

To Whom It May Concern:

Smith's Food & Drug Center is requesting Design Review and Waiver of Conditions approval for a proposed Smith's Fuel Center to provide concession and vehicle fueling sales located on an undeveloped parcel currently improved as a paved asphalt surface. The Fuel Center will support the Smith's grocery store within the existing shopping center.

**Waiver of Conditions:**

The architecture of the proposed fuel center use is not conducive to construct concrete roof tiles required as a condition of the original 1999 shopping center approval. Accordingly, a request for waiver of this condition is submitted for consideration. Stone wainscot is proposed on the lower exterior portions of the Kiosk walls and the fuel canopy column base treatments. The stone will match the entrance feature stone of the Smith's grocery store. The fuel center canopy will be finished with a Tex-coat finish which provides a textured, stucco-like, finished exterior surface on the Aluminum Composite Material (ACM) panels that make up the fuel canopy and kiosk fascias. The proposed fuel center exterior building materials more closely matches the newer existing structures adjacent to the proposed fuel center site as shown below:





Adjacent buildings, such as the Wow Car Wash and Starbucks feature flat roof lines with parapets, rather than clay tile roofs. The architectural elevations for the kiosk and fuel canopy are similar to these newer constructed buildings.

The Notice of Final Action, dated October 1, 1999, requires by condition that a “. . . similar architectural appearance throughout the shopping center, architectural appearance to be concrete tile roof with stucco and stone or brick veneers and facades (as shown on plans in file) . . .” as shown below:



**“Gasoline Station” – Permitted Land Use per Table 30.44-1:**

The proposed land use is “Gasoline Station” SLUCM Code 5500 which requires a Conditional Use in the C-2, General Commercial District Zone, if certain conditions are present at the site as outlined in Table 30.44-1 Global Use Table of Title 30 Clark County Unified Development Code. The following items are not present at the site and a **conditional use is not required**:

- **No Overhead Doors:** The proposed fuel center does not have overhead doors. The Fuel Center will consist of an attendant kiosk and overhead canopy to provide covered fueling stations.
- **Setback from Right-of-Way Greater than Thirty Feet:** The Fuel Center will be located on an interior parcel with property lines setback a distance greater than 30 feet from the



right-of-way line. The closest right-of-way is Maryland Parkway which has a distance of approximately 240 feet from the property line.

- **Setback from residential greater than 200 feet:** The parcel and proposed structures are located more than 200 feet from the closest residential use. The closest residential use is located south of the proposed Fuel Center and an existing retail strip space building is located between the residential and the Fuel Center location.
- **Underground Fuel Tanks setback more than 1,000 feet from any well used as a potable source:** The proposed underground tanks are more than 1,000 feet from any known well used as a potable source.

#### **Design Review #1 – Site Design Review:**

The proposed submittal documentation presents and justifies the requested approval following the Design Review process:

- **Overall Site Plan:** The Overall Site Plan depicts the location of the “Gasoline Station” Use within the Overall Shopping Center with adjacent street names.
- **Site Plan:** The Design Review Site Plan provided indicates the proposed use of the parcel, parcel layout and size and number of parking stalls. Starbucks holds easement rights for 10 parking stalls closest to their property. Twelve parking stalls are provided per the easement with two stalls being provided on-site for attendant and accessible parking to accommodate the proposed use. Permission to relocate the parking stall is being sought by Smith’s Real Estate. Landscape areas are shown and dimensioned to show compliance with planting strip widths outlined in the Development Code.
- **Parking Calculation / Analysis:** The Parking Analysis Exhibit shows that the Overall Parking for the Shopping Centers will remain greater than 4 parking stalls per 1,000 square foot building floor space. The parking requirement for Shopping Centers, all uses within a Shopping Center over 50,000 GFA is 4 parking stalls per 1,000 square feet in accordance with Title 30 - Table 30.60.1 Schedule of Parking Requirements. The parking analysis supports the requested Design Review approval.
- **Grading Cross Section:** Proposed and existing surface elevations are provided in a Cross Section to depict existing top of asphalt elevations and proposed finished elevations. The existing ground to proposed finished grade elevation changes are less than 36 inches.
- **Elevations & Floor Plan:** Elevations and Floor Plan for the proposed Kiosk are provided. Building colors are Oyster Shell with Monastery Brown Crown Molded Cornice Trim with Stucco “Tex-coat” exterior finishes to match adjacent building colors and cornice trim. A stucco like finish topping the aluminum composite material (ACM) exterior facia of the proposed canopy structure satisfies the cementitious materials appearance requirement. Fuel Station Canopy columns shall be provided with a wainscot stone and capped base of a stone like the existing Smith’s store front entry accent stone. Screenshot views of the adjacent buildings are provided for reference and to show that the colors and architecture are of a like character of the closest adjacent buildings.
- **Landscaping:** Landscaping is provided in accordance with Title 30.64/Figure 30.64-14 Parking Lot Landscaping.

#### **Design Review #2 – Lighting Design Review:**

- The proposed submittal documentation presents and justifies the requested approval following the Site Lighting Design process:

- **Site Photometrics:** Site Electrical Plans depict electrical service and communications being routed from the existing Smith's Store are provided. Proposed Site Lighting Photometrics provides fixture types with shielded lighting cutoff and provides lighting internal to the site. Additional lighting fixture information is also provided.

It is anticipated that the information contained within will be found sufficient to support a Waiver of Conditions and Design Review #1 and #2 approval. If there are any questions or need for clarifications, please do not hesitate to call 801-410-8519 or email [troyw@awaeng.com](mailto:troyw@awaeng.com).

Sincerely,



Troy Wolverton, PE  
Senior Project Manager



EASEMENTS  
(TITLE 30)

DECATUR BLVD/FORD AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-23-400148 (VS-21-0397)-DIAMOND TORINO, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Ford Avenue and Torino Avenue (alignment) within Enterprise (description on file). JJ/jm/syp (For possible action)

RELATED INFORMATION:

APN:  
177-18-401-010

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

BACKGROUND:

**Project Description**

The prior application was a request to vacate a 3 foot wide patent easement, located along the south boundary of the project site, and 33 foot wide patent easements located along the north, east, and west boundaries of the site. The applicant stated the patent easements are no longer needed for development purposes.

Previous Conditions of Approval

Listed below are the approved conditions for VS-21-0397:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Torino Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

**Applicant’s Justification**

The applicant states there have been several meetings with Public Works and the Flood Control District that has set them back due to unforeseen conditions. They have also been delayed by the Bureau of Land Management application process which takes approximately 18 to 24 months. The applicant further states they have a Drainage Study and Traffic Study in review by Public Works. They have also obtained approvals from other agencies. The applicant is requesting an extension of time for an additional 2 years.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
South & West	Compact Neighborhood (up to 18 du/ac)	R-4	Undeveloped

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

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-22-500049	18 residential lots and common lots	Approved by PC	April 2022
VS-21-0397	Vacated and abandoned easements	Approved by BCC	October 2021
ZC-21-0396	Reclassified from R-E to RUD zoning with waivers and design review for a single family residential development	Approved by BCC	October 2021

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works – Development Review**

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

**Staff 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 6, 2025 to record.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

**Public Works - Development Review**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** DARREN PETERSEN  
**CONTACT:** RICHARD GALLEGOS, PACIFIC DESIGN CONCEPTS, 5052 S. JONES BOULEVARD, LAS VEGAS, NV 89118



PLANNER COPY 8A



VACATION APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE: VACATION & ABANDONMENT (vs) EXTENSION OF TIME (ET) ORIGINAL APPLICATION #: VS-21-0397 APP. NUMBER: ET-23-400148 DATE FILED: PLANNER ASSIGNED: TAB/CAC: Enterprise TAB/CAC DATE: 11/15/23 PC MEETING DATE: BCC MEETING DATE: 12/06/23 FEE: \$300

PROPERTY OWNER: NAME: DIAMOND TORINO LLC c/o PETERSEN MANAGEMENT LLC ADDRESS: 5052 S. JONES BLVD. SUITE 110 CITY: LAS VEGAS STATE: NV ZIP: 89118 TELEPHONE: 702 - 734 - 9393 CELL: 702 - 768 - 1861 E-MAIL: dpetersen@visiconlv.com

APPLICANT: NAME: PETERSEN MANAGEMENT LLC - DARREN C. PETERSEN, MANAGER ADDRESS: 5052 S. JONES BLVD. SUITE 110 CITY: LAS VEGAS STATE: NV ZIP: 89118 TELEPHONE: 702 - 734 - 9393 CELL: 702 - 768-1861 E-MAIL: dpetersen@visiconlv.com REF CONTACT ID #: 186247 -> 25822

CORRESPONDENT: NAME: RICHARD GALLEGOS - D C PETERSEN PROFESSIONAL CONSULTANTS ADDRESS: 5052 S. JONES BLVD. SUITE 110 CITY: LAS VEGAS STATE: NV ZIP: 89118 TELEPHONE: 702 - 524 - 0054 CELL: 702 - 524 -0054 E-MAIL: rgallegos@visiconlv.com REF CONTACT ID #: 168799

ASSESSOR'S PARCEL NUMBER(S): 177 - 18 - 401 - 010 PROPERTY ADDRESS and/or CROSS STREETS: North side of TORINO AVE. 600 feet east of Decatur Blvd.

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

Property Owner (Signature)\*: [Signature] DARREN C. PETERSEN, MANAGER Property Owner (Print): KELLY MILLER NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 06-26-28 Certificate No: 14-14403-1

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

ET-23-400148  
JL

DC PETERSEN, LLC  
5052 S. Jones Blvd, Suite 110., Las Vegas, NV 89118 (702) 734-9393

September 23, 2023

Clark County Current Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89101

Attn: Tyler DeLorenzo  
Planner

**RE: DIAMOND TORINO SINGLE FAMILY RESIDENCES  
VS - 21- 0397  
APN: 177-18-401-010  
FIRST EXTENSION OF TIME  
JUSTIFICATION LETTER**

Dear Tyler,

We respectfully request favorable consideration on the first extension of time on the above referenced project for a period of two (2) years to commence.

Although we have been able to accomplish a number of items as listed below, our ability to commence has been hindered by the extensive amount of time needed including several meetings with Public Works Drainage Team and Regional Flood Control District to resolve the surrounding drainage issues due to the existing upstream and downstream conditions. There were unforeseen existing conditions that we have had to deal with.

We also have also started the BLM right of way application process which takes approximately 18 -24 months.

We have accomplished the followings items:

1. Drainage Study - Submitted and on final review.
2. Traffic Study- Approved.
3. Water Network Analysis - Approved.
4. Clark County Fire Department - Review pending
5. Clark County Water Reclamation - Approved
6. Las Vegas Valley Water District - Approved
7. NV Energy, Century Link, Southwest Gas - Service plans completed and approved .
8. Civil Improvement Plans have been prepared and will be submitted to Clark County Public Works once Drainage Study is approved.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,

  
Richard c. Gallegos  
Project Director

000000000000

**EASEMENTS  
(TITLE 30)**

CRYSTAL ST/MARTIN AVE

**PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-23-0696-GHANOLI HOLDINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Martin Avenue and Maule Avenue (alignment), and between Crystal Street and Dean Martin Drive within Enterprise (description on file). MN/rr/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-05-204-001

**LAND USE PLAN:**  
ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of an existing government patent easement on this site. The plans depict the vacation and abandonment of a triangular portion of a patent easement located at the southwest corner of APN 177-05-204-001. The applicant indicates that this easement is not necessary due to the development of the surrounding area, and street patterns have been established to serve the public interest for roadway or utility purposes.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	M-1	Feed store & off-premises sign
South & East	Business Employment	R-E	Dean Martin Drive, I-15 & CC 215 ramps
West	Business Employment	M-D	Distribution Center

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-23-0695	A use permit for a truck staging area is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

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

- No objection.

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

**APPLICANT:** GHANOLI HOLDINGS, LLC

**CONTACT:** VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



# VACATION APPLICATION 9A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-01096</u>	DATE FILED: <u>10/2/2023</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC: <u>ENTERPRISE</u>
		PC MEETING DATE: <u>12/5/2023</u>	BCC MEETING DATE: _____
		FEE: <u>\$ 875.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>GHANOLI HOLDINGS LLC</u>
	ADDRESS: <u>30724 BENTON ROAD, C302-483</u>
	CITY: <u>WINCHESTER</u> STATE: <u>CA</u> ZIP: <u>92596</u>
	TELEPHONE: <u>(760)689-2263</u> CELL: _____
	E-MAIL: <u>SatinderSingh01@gmail.com</u>

<b>APPLICANT</b>	NAME: <u>GHANOLI HOLDINGS LLC</u>
	ADDRESS: <u>30724 BENTON ROAD, C302-483</u>
	CITY: <u>WINCHESTER</u> STATE: <u>CA</u> ZIP: <u>92596</u>
	TELEPHONE: <u>(760)689-2263</u> CELL: _____
	E-MAIL: <u>SatinderSingh01@gmail.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>VTN-NEVADA c/o: Jeffrey Armstrong</u>
	ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NEVADA</u> ZIP: <u>89146</u>
	TELEPHONE: <u>(702) 873-7550</u> CELL: _____
	E-MAIL: <u>jeffreya@vtnnv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-05-204-001

PROPERTY ADDRESS and/or CROSS STREETS: CRYSTAL STREET and MARTIN AVENUE

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

Property Owner (Signature)\*

STATE OF NEVADA  
COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)

By \_\_\_\_\_  
NOTARY PUBLIC: see Attached Certificate

SATINDER SINGH

Property Owner (Print)

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



# JURAT

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

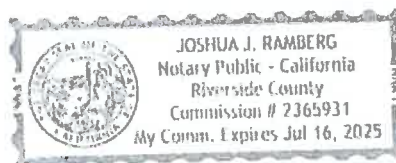
State of California

County of Riverside

Subscribed and sworn to (or affirmed) before me on this 10<sup>th</sup> day of August,  
2023 by Sarinder Singh

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

Signature  (Seal)



## OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Vacation Application - Department  
(Title or description of attached document)

of Comprehensive Planning  
(Title or description of attached document continued)

Number of Pages 1 Document Date N/A

Additional information

## INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

8/23/2023

W.O # 8289

CLARK COUNTY  
Planning Department  
500 Grand Canyon Parkway  
Las Vegas, Nevada 89155  
Attention: Planning Department

15-23-0696

Subject: 1. Vacation (Patent Easements)

RE: APN's 177-05-204-001

Planning Department:

On behalf of our client Ghanoli Holdings LLC, VTN Nevada is requesting the approval of a Vacation of patent easement in conjunction with a Special Use Permit application for the above referenced parcel. Ghanoli Holdings LLC is proposing to develop the subject parcel of land as a Truck Staging Area with a zoning of M-1 (Light Manufacturing District) with land use designations of BE (Business Employment) within the Enterprise Land Use planning area, Commissioner Michael Naft's district.

The proposed commercial development is located east of Crystal Street and south of Martin Avenue.

**Vacation Request:**

*Request:*

**1. Vacation**

The request is to vacate a triangular portion of patent easement located at the southwest corner of the of APN: 177-05-204-001.

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

cc: Satinder Singh, Ghanoli Holdings LLC  
Dave Edwards. PE, VTN-Nevada



12/06/23 BCC AGENDA SHEET

TRUCK STAGING AREA  
(TITLE 30)

CRYSTAL ST/MARTIN AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-23-0695-GHANOLI HOLDINGS, LLC:

USE PERMIT for a truck staging area.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow reduced landscaping and attached sidewalk; 2) allow modified driveway standards; and 3) allow modified street standards.

DESIGN REVIEW for a truck staging area on 0.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/rr/syp (For possible action)

RELATED INFORMATION:

APN:  
177-05-204-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Allow 10 feet of landscaping behind an attached sidewalk along Martin Avenue where 15 feet of landscaping is required per Section 30.64.030 (a 33% reduction).
  - b. Allow 6.5 feet of landscaping behind an attached sidewalk along the northern portion of Dean Martin Drive and eliminate the landscaping behind an attached sidewalk along the southern portion of Dean Martin Drive where 15 feet is required per Section 30.64.030 (a 57% and 100% reduction, respectively).
  - c. Allow alternative landscaping and attached sidewalk along Crystal Street where detached sidewalk is required per Section 30.64.030 and Figure 30.64-17.
2.
  - a. Permit 2 commercial driveways per Uniform Standard Drawing 224 on Crystal Street where required per Uniform Standard Drawing 222.1.
  - b. Reduce throat depth to 15 feet for 2 driveways on Crystal Street where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).
3. Reduce the departure distance from the intersection of Martin Avenue and Crystal Street to 57 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 62% reduction).

**LAND USE PLAN:**  
ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6734 Crystal Street
- Site Acreage: 0.5
- Project Type: Truck staging area
- Parking Required/Provided: 0/8 truck parking spaces

Site Plan

The plan depicts a paved parking area for staging of up to 8 trucks. Parking spaces are located along the north side of the subject property and are a minimum of 10.5 feet in width and 74 feet in length. The parking area is proposed to be accessed from two, 40 foot wide commercial driveways from Crystal Street. A turning analysis was also provided indicating how trucks will maneuver in and out of the site. There are no loading spaces or docks shown on the plan or any proposed structures. Additionally, there are no proposed areas for outside storage.

Landscaping

The 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 has been dedicated on the south portion of Dean Martin Drive for the elevated roadway over I-215 and there is no landscaping in this area. New attached sidewalks with street landscaping 10 feet in width is also shown along Crystal Street. Plans indicate 10 large trees and 41 small trees along with shrubs which meet the landscaping requirements of Section 30.64.030. However, one additional tree species, the Modesto Ash, is not a recommended species by the SNRPC Regional Plant List and shall be substituted on the plans. The width of the street landscape areas as well as the attached sidewalks is not in accordance with Figure 30.64-17 and is the subject of waivers of development standards.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the truck staging area is in conjunction with the delivery and distribution of products and services with the local convention centers here in Las Vegas and the state of Nevada. The site will be paved per environmental standards and no structures are proposed. The staging area is for tractor and trailer combo units which will remain as a unit for event locations at the Las Vegas Convention Center and other convention centers and arenas. There will be no loading or unloading of the trailers or outside storage of trailers at the site. The proposed use is consistent with the characteristics of the adjacent properties which are involved in the use of logistics, storage, and general trucking activities as well as the surrounding zoning.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	M-1	Feed store & off-premises sign

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	Business Employment	R-E	Dean Martin Drive & Interstate 15 and CC 215 ramps
West	Business Employment	M-D	Distribution center

### Related Applications

Application Number	Request
VS-23-0696	A vacation and abandonment of patent easements is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

#### Use Permit & Design Review

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

The proposed use as a truck staging area is consistent with other uses in a primarily industrial area which includes general trucking activities and storage. There will be no outside storage including hazardous materials or chemical storage. It doesn't appear the proposed use will have a negative impact on the surrounding areas, nor should it be detrimental to the health, safety, and general welfare of the surrounding community. Therefore, staff can support this request.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1a & #1b

Martin Avenue as well as Dean Martin Drive are developed with existing attached sidewalks. The applicant is requesting to reduce the street landscape width from 15 feet as required to 10 feet Martin Avenue and to 6.5 feet for the northern a portion of Dean Martin Drive. There is no landscaping provided along the southern portion of Dean Martin Drive. It appears that the properties to the north and west have at least 15 feet of landscape width along the adjacent street frontages. However, these properties are significantly larger ranging from 2 to 25 acres compared to the subject property which is 0.5 acres. The property size and narrow triangular

configuration of the site makes it difficult to meet the street landscape standards and still allow the location to fully function as a truck staging area. In addition, the area along Dean Martin Drive is adjacent to an elevated roadway, which is different than the typical streetscape. Based on these factors, staff supports these requests.

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

#### Waiver of Development Standards #2

The reduction in throat depth will increase the hazards for vehicles entering and exiting the site. Vehicles may stop in the right-of-way as drivers attempt to negotiate the tight turns that will be required to enter the site compound with the impact of the pan driveways creating a dangerous situation for the public. Therefore, staff cannot support this request.

#### Waiver of Development Standards #3

Staff cannot support the reduction of the approach distance along Crystal Street. Staff has concerns with the traffic coming off Dean Martin Drive as well as the traffic to the west being in conflict with movements from both of the commercial driveways on the eastside of Crystal Street.

### **Staff Recommendation**

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

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

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

- Full off-site improvements;
- Right-of-way dedication to include a portion of the cul-de-sac for Crystal Street.



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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GHANOLI HOLDINGS, LLC

**CONTACT:** VTN-NEVADA, 2727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NV  
89146

**DRAFT**





# LAND USE APPLICATION 10A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC 23-0695</u>      DATE FILED: <u>10/2/2023</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>ENTERPRISE</u>      TAB/CAC DATE: <u>11/8/2023</u></p> <p>PC MEETING DATE: <u>12/5/2023</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$1650<sup>00</sup></u></p>
	PROPERTY OWNER	<p>NAME: <u>GHANOLI HOLDINGS LLC</u></p> <p>ADDRESS: <u>30724 BENTON ROAD, C302-483</u></p> <p>CITY: <u>WINCHESTER</u>      STATE: <u>CA</u>      ZIP: <u>92596</u></p> <p>TELEPHONE: <u>(760)689-2263</u>      CELL: _____</p> <p>E-MAIL: <u>SatinderSingh01@gmail.com</u></p>
	APPLICANT	<p>NAME: <u>GHANOLI HOLDINGS LLC</u></p> <p>ADDRESS: <u>30724 BENTON ROAD, C302-483</u></p> <p>CITY: <u>WINCHESTER</u>      STATE: <u>CA</u>      ZIP: <u>92596</u></p> <p>TELEPHONE: <u>(760)689-2263</u>      CELL: _____</p> <p>E-MAIL: <u>SatinderSingh01@gmail.com</u>      REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>VTN-NEVADA c/o: Jeffrey Armstrong</u></p> <p>ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89146</u></p> <p>TELEPHONE: <u>(702)873-7550</u>      CELL: _____</p> <p>E-MAIL: <u>jeffreya@vtnnv.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-05-204-001

PROPERTY ADDRESS and/or CROSS STREETS: CRYSTAL STREET and MARTIN AVENUE

PROJECT DESCRIPTION: A TRUCK STAGING AREA

(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.

SATINDER SINGH

Property Owner (Signature)\*      Property Owner (Print)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)

By \_\_\_\_\_

NOTARY PUBLIC: See Attached Certificate

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

# JURAT

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

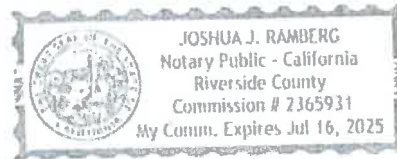
State of California

County of Riverside

Subscribed and sworn to (or affirmed) before me on this 10<sup>th</sup> day of August,  
2023 by Sarinder Singh

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

Signature  (Seal)



## OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Land Use Application - Department  
(Title or description of attached document)

of Comprehensive Planning  
(Title or description of attached document continued)

Number of Pages 1 Document Date N/A

Additional information

## INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.



August 24, 2023, Revised 8/30/2023, Revised 9/28/2023

W.O # 8289

CLARK COUNTY  
Planning Department  
500 Grand Canyon Parkway  
Las Vegas, Nevada 89155  
Attention: Planning Department

U1-23-0695

Subject: 1. Special Use Permit  
2. Waivers of Development Standards  
3. Design Review

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 Special Use Permit, Waivers of Development Standards and Design Review for the above referenced parcel. Ghanoli Holdings LLC is proposing 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 Naff's district.

The proposed truck staging area is located east of Crystal Street and south of Martin Avenue. The truck staging area is in conjunction with the delivery and distribution of products and services with the local convention centers here in Las Vegas and the state of Nevada.

The project site is bound by properties with planned land use and zoning as follows:

- South: RE (Rural Estates Residential) with a land-use designation of BE (Business Employment)
- West: MD (Designed Manufacturing) with a land-use designation of BE (Business Employment)
- North: M1(Light Manufacturing) with a land-use designation of BE (Business Employment)
- East: Dean Martin Drive and Interstate I-15.

**The Site**

The site is currently vacant with limited improvements:

To the north Martin Avenue is a 60 foot right of way with full street improvements, including full pavement, curb and gutter, sidewalks, and street lights.

To the west Crystal Street is a 60 foot right of way with partial street improvements, including pavement only.

To the east Dean Martin Drive is 80 foot right of way with full street improvements, including full pavement, sidewalks and street lights.

## **The Project**

The proposed truck staging area will be constructed on vacant land located east of Crystal Street and south of Martin Avenue.

The applicant is proposing to pave the site per environmental standards; however, no structures are proposed. The applicant is proposing to provide full off-sites including half (1/2) street improvement on Crystal Street. Proposed improvement will include dedication of right of way including half (1/2) street pavement, curbs and sidewalks and streetlights.

Proposed improvement along Martin Avenue will be limited to those identified as required by the Department of Public Works. It should be noted that full pavement existing on Martin Avenue, curbs, and sidewalks are currently constructed.

Proposed improvements along Dean Martin Drive will be limited to providing the appropriate radius spandrel in the northeast corner of the site at the intersection of Martin Avenue and Dean Martin Drive.

## **Title 30.16-4 Special Use Permit**

Request:

The proposed truck staging area is for tractor and trailer combo units which will remain as a unit for staging of units at the event location including LVCVA, convention center and arenas. There will be no loading or unloading of the trailers, or outside storage of trailer at the site.

## **Standards for Approval**

1. Special uses shall not be permitted by right but shall be considered on a case-by-case basis for the proposed lot(s) or parcel(s). Applications are subject to the discretion of the Commission and/or Board in consideration of the Plan in accordance with Chapter 30.12.

## **Response**

The applicant is requesting approval of a Special Use Permit in accordance with Title 30.12. The proposed use is consistent with the current use being utilized on the property.

2. No application shall be approved unless the applicant establishes that the use is appropriate at the proposed location by showing the following:

- A. The proposed use shall be in harmony with the purpose, goals, objectives and standards of the Plan and of this Title.

## **Response**

The proposed use is consistent with the characteristics of the adjacent properties in the area. Adjacent properties are involved in the use of logistics, storage and general trucking activities. The site is situated in an industrial area and the present use is permitted through the approval of a special use permit. There will be no hazardous or chemical storage occurring or proposed for the site.

- B. The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and

**Response**

Adjacent properties are similar in zone as to the subject property, M-1 (Light Manufacturing) and MD (Designed Manufacturing). There should be no negative impact on the surrounding properties due to the similarity in zoning and uses.

- C. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

**Response**

The proposed use will not impose an undue burden on the surrounding properties due to the similarity in zoning and uses. The subject property will provide the improvement necessary to support the proposed use. The improvements will be along Crystal Street, which will include additional right of way dedication, pavement, curb and gutter, sidewalks and street lights. There is full off-site street improvement along Martin Avenue and Dean Martin Drive. The existing sidewalk is at grade and then starts to elevate for the bridge over 215 Interchange.

- 3. In addition to the above, the following shall apply to the uses specified below:

- A. Applications for high impact projects shall demonstrate that any proposed modification to required design and development standards, including reductions to landscaping, screening and buffering requirements, will not adversely impact neighboring properties.

**Response**

The proposed project is not considered a high impact project. The applicant will provide the improvement deemed necessary by the Department of Public Works.

- B. Expansions to the gaming enterprise district shall demonstrate that:
  - i. The roads, water, sanitation, utilities, and related services to the location are adequate.

**Response**

The subject property is adjacent to existing public facilities necessary to develop the subject property as proposed. The property will connect to existing water and power services for the site landscaping. No other structures or facilities will be provided for the site.

- ii. The proposed establishment will not unduly impact public services, consumption of natural resources and the quality of life enjoyed by residents of the surrounding neighborhoods.

**Response**

The proposed development will have limited impacts on the local community.

- iii. The proposed establishment will enhance, expand and stabilize employment and the local economy.

**Response**

The proposed development will have limited impacts on the local community.

- iv. The proposed establishment will be located in an area planned or zoned for that purpose pursuant to NRS 278.010 to 278.630, inclusive.



**Response**

The proposed use is a special use within the M-1 (Light Manufacturing) district.

- v. The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area; and

**Response**

The proposed use will not be detrimental to the health, safety and general welfare of the community and will be compatible with the uses in the surrounding area.

- vi. All traffic impacts can be adequately mitigated.

**Response**

The applicant is proposing to provide the improvement deemed necessary by the Department of Public Works to mitigate the traffic impact on the site and surrounding properties.

**Waivers of Development Standards**

Title 30.52.120 – Waivers

**Waiver # 1**

- 1. To allow reduced landscape width to 10 feet where 15 feet is required adjacent to an existing attached sidewalk (Martin Avenue and Dean Martin Drive) per Section 30.64.030(1)(4) is required.

**Waiver # 2**

- 2. To allow attached sidewalk and reduce landscaping to 10 feet where detached sidewalks is required (Crystal Street) per Figure 30.64-17.

**Justification**

Crystal Street is currently a 60-foot right of way with ½ street improvements and terminates with a partially improved cul-de-sac. The improvements are along the western side of the street. The western side of the street currently has ½ pavement, with an over pave, curbs and gutter, and a 5-foot attached sidewalk.

The applicant is requesting to match the same street section as the western side; to provide a attached sidewalk and 10-foot landscaping at back of sidewalk along the Crystal Street frontage in order to match the existing westerly street section. The applicant is proposing to provide any additional pavement needed, curb and gutter an attached 5-foot sidewalk and streetlights.

**Waiver # 3**

- 3. To allow commercial driveway DWG. No 224 where USD 222.1 is required for (Crystal Street).

**Justification**

The applicant believes that designing the driveways per DWG NO. 222.1 and 225 would severely impact the developability of the site due to the small size and configuration of the property. The property cannot accommodate the driveway approach requirement of 150 feet minimum. At 150 feet from the curb return will put the driveway location in the cul-de-sac, close to the 2<sup>nd</sup> driveway location. Note: the subject property has a length of 245.08 from the BCR at Martin Avenue to the south end of the cul-de-sac. This coupled with the required throat depth of 25 feet minimum, plus the 15-25 feet of curb return would limit the development to one access point to the site, creating a situation where vehicles would not have adequate access to enter the site, maneuver on-site, and exit the site as

required and shown on the Turning Analysis; thereby making the site undevelopable. The property directly to the west, APN 177-05-202-018 also utilizes DWG No. 224 for their access.

Waiver # 4

4. To waive the landscaping along a portion of Dean Martin Drive where Figure 30.64-17 is required.

Justification

The area in question is a 6.5-foot jog along the southern 110.54 feet of frontage along Dean, Martin Drive which is elevated roadway at this portion of the property frontage; and is not under the ownership of the applicant, and is a part of CC right of way document # 19950328:00604.

Waiver # 5

5. To reduce the driveway approach to 57 feet where 150 feet is required per USD 222.1.

Justification

The request is due to the small size of the subject parcel and its configuration, in addition to the requirement to allow maneuverability on-site for the larger size vehicles. The proposed location of the access points is due to the requirement to provide adequate access to enter the site, maneuver on-site, and exit the site as required and shown on the Turning Analysis; thereby making the site undevelopable.

Waiver # 6

6. To reduce the throat depth to 15 feet where 25 feet is required per USD 222.1.

Justification

The proposed use of Option A DWG NO. 224 in addition to the proposed 10-foot landscaping buffer along Crystal Street, and the use of the site as a track staging area severely impact the requirement for the 25-foot throat depth requirement. The 25-foot requirement would severely impact the maneuverability of vehicles to access, maneuver on-site, and exit the site as shown on the Turning Analysis. The requirement will also impact the number of vehicles that can be staged on the site.

**Section 30.16.100 – Waiver of Development Standards**

1. The applicant for a waiver of development standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

- A. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

Response

The requested waivers will not detrimentally affect the adjacent properties in any way. The waivers will allow the applicant to exactly match the existing street section currently construct adjacent to the project on the north and west sides.

- B. The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public welfare;

Response

The request waiver will not affect the health and safety of person in the area by provide the uniformity by matching the existing street section on adjacent properties.

- C. The granting of such application shall be in harmony with the general purpose, goals, objectives and standards of the Plan and of this Title, and;

**Response**

The request waiver will not affect the health and safety of person in the area by provide the uniformity by matching the existing street section on adjacent properties.

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

**Response**

The request waiver will not affect the health and safety of person in the area by provide the uniformity by matching the existing street section on adjacent properties.

**Design Review**

*Request:*

- a. To allow for a Truck Staging Area in conjunction with the delivery and distribution of products and services with the local convention centers here in Las Vegas and the state of Nevada.

The proposed improvements will include public street improvements along the three (3) adjacent streets.

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

cc: Dave Edwards PE, VTN Nevada

12/06/23 BCC AGENDA SHEET

RETAIL BUILDING  
(TITLE 30)

ELDORADO LN/RAINBOW BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
WS-23-0697-EAGLE PROMENADE, LLC:

**WAIVER OF DEVELOPMENT STANDARDS** to reduce street landscaping.  
**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; and 2) a retail building (automobile parts) on a 2.0 acre portion of an 8.4 acre site in a C-1 (Local Business) Zone.

Generally located on the west side of Rainbow Boulevard and the north side of Eldorado Lane within Enterprise. MN/md/syp (For possible action)

---

RELATED INFORMATION:

**APN:**  
176-10-515-002; 176-10-515-003; 176-10-515-004 pm

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce a portion of street landscaping along Eldorado Lane to 11 feet where 15 feet is required behind an existing attached sidewalk per Section 30.64.030 (a 26.7% reduction).

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

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

- Site Address: 7455 S. Rainbow Boulevard
- Site Acreage: 2 (project site)/8.4 (overall)
- Project Type: Retail building (automobile parts)
- Number of Stories: 1
- Building Height: 31.5
- Square Feet: 30,625
- Parking Required/Provided: 286/297 (overall commercial complex)

History and Request

A special use permit for a shopping center consisting of a convenience store, gasoline station and vehicle wash and future retail buildings was approved via UC-18-0193 by the Board of County Commissioners in April 2018. A waiver of development standards was approved to eliminate the throat depth requirement along Rainbow Boulevard and Eldorado Lane. An Administrative

Design Review, ADR-23-900354, was approved in October 2023 for a commercial complex consisting of 5 buildings located immediately to the north and northeast of the project site, APN 176-10-515-002. The applicant is now proposing to develop a retail building (automobile parts), located at the southwest portion of the site, consisting of 2 acres adjacent to the corner of Eldorado Lane and Rosanna Street. The proposed retail building will complete the final phase of the commercial complex. Two required loading spaces are located at the southeast corner of the building.

### Site Plans

The plans depict a proposed retail building located at the southwest corner of an existing commercial complex. The retail building is designed with the following setbacks: 1) 15 feet from the west property line adjacent to Rosanna Street; 2) 90 feet from the south property line along Eldorado Lane; 3) 84.5 feet from the east property line adjacent to the existing gas line station, convenience store, and vehicle wash; and 4) 75 feet from the north property line. Access to the project site is granted via commercial driveways located along Rainbow Boulevard, Mardon Avenue, Rosanna Street, and Eldorado Lane. The commercial complex requires 286 parking spaces where 297 parking spaces are provided. Vehicular cross access is provided throughout the interior of the commercial complex.

### Landscaping

The plans depict a 15 foot wide street landscape area, including an existing 5 foot wide attached sidewalk, along Rosanna Street. A street landscape area ranging between 11.5 feet to 18 feet in width is located behind an existing 5 foot wide attached sidewalk adjacent to Eldorado Lane. The portion of reduced street landscaping along Eldorado Lane requires a waiver of development standards. The street landscape area consists of trees, shrubs, and groundcover.

In lieu of providing the required amount of landscape island fingers within the interior of the parking lot, the required trees have been distributed throughout the interior of the site. The development requires 20 trees within the interior of the parking lot where a combination of 22 medium and large trees have been equitably distributed throughout the site.

### Elevations

The plans depict a single story retail building measuring between 23 feet to 31.5 feet in height. The building consists of varying rooflines that include parapet walls to screen the rooftop mounted equipment. The exterior of the building consists of smooth-face CMU block, stucco, and an aluminum storefront window system. Orange, white, and red accent striping is proposed on the exterior of the building in keeping with the store brand.

### Floor Plans

The plans depict a retail building consisting of 16,648 square feet for retail sales and 13,977 square feet for automotive parts storage. Restroom facilities and a breakroom are also depicted on the floor plans.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates in lieu of providing the required landscape fingers, the required number of trees have been distributed throughout the site. With that, the proposed landscaping will still adequately meet the requirements and concerns related to the heat-island effect. The applicant states the landscape buffer along Eldorado Lane varies from 18 feet and 4 inches on the western portion to 11 feet and 7 inches on the eastern portion. With that, the requested waiver is minimal, and will not negatively impact the site or adjacent land uses.

### Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900354	Commercial complex consisting of 5 buildings	Approved by ZA	October 2023
VS-21-0081	Vacated and abandoned pedestrian access easements	Approved by PC	April 2021
ADR-19-900908	Modifications to a previously approved convenience store, gasoline station, and vehicle wash	Approved by ZA	January 2020
UC-18-0193	Proposed convenience store, gasoline station, and vehicle wash, waivers for roofline variation and to reduce throat depth, and a design review for a proposed convenience store, gasoline station, and shopping center	Approved by BCC	April 2018
TM-18-500041	1 lot commercial subdivision	Approved by BCC	April 2018
WC-18-400066 (ZC-0989-02)	Waived all previous conditions established by ZC-0989-02	Approved by BCC	April 2018
VS-18-0192	Vacated and abandoned a portion of a right-of-way being Rainbow Boulevard located between Eldorado Lane and Warm Springs Road	Approved by BCC	April 2018
ZC-0989-02 (ET-0201-09)	Third extension of time to permanently reclassify the project site to C-1 zoning	Approved by BCC	March 2010
DR-0299-08	Financial institution (bank) on a pad site - expired	Approved by BCC	May 2008
UC-0279-08	Supper club on a pad site - expired	Approved by PC	May 2008
TM-0163-07	1 lot commercial subdivision - expired	Approved by PC	July 2007
VS-0706-07	Vacated and abandoned right-of-way (Rainbow Boulevard) - expired	Approved by PC	July 2007
WS-0179-07	Monument signs, design review for signage and future pad sites - expired	Approved by BCC	March 2007
VS-0308-06	Vacated and abandoned patent easements - recorded	Approved by PC	April 2006
ZC-0989-02	Reclassified the project site from R-E to C-1 zoning	Approved by BCC	August 2002



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	C-1	Undeveloped
South	Open Lands & Corridor Mixed-Use	C-2 & P-F	Shopping center & Clark County public school (Steele Elementary School)
East	Neighborhood Commercial	C-1	Undeveloped, vehicle wash, convenience store, & gasoline station
West	Open Lands	P-F	Clark County park

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waiver of Development Standards

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

Staff typically does not support requests to reduce the street landscape area for new development. However, the reduced street landscaping is only for a portion of Eldorado Lane, measuring 99 feet in length located at the southeast corner of the project site. The area with the reduced street landscaping measures between 11.5 feet to 15 feet in width, gradually transitioning into an area measuring 18 feet in width. The street landscape area adjacent to Eldorado Lane measures an average of 15 feet in width and includes the required number of trees per Code. Therefore, staff recommends approval.

Design Review #1

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees and landscape finger islands, is appropriate for the commercial and multiple family development. The site requires 20 trees for the interior parking lot area where the site has been designed to include an additional 2 trees (22 trees overall) that will be distributed throughout the interior of the parking lot. Staff finds the proposed landscaping will reduce the “heat island” effect and improve the aesthetics of the project site and the surrounding area. Therefore, staff recommends approval of this request.

Design Review #2

The design of the proposed retail building features variations in building height and exterior materials contributing to breaking-up the mass of the building. Staff finds the commercial building complies with the Master Plan, which encourages varying building heights, architectural



materials, and breaking-up the mass of the building. The proposed landscaping also complies with the Master Plan, which encourages perimeter and interior parking lot trees for shade and visual relief. Height, color, and material variations have been incorporated into the design of the building, and the proposed development is compatible with the surrounding land uses and single family residential development within the area. The layout of the parking lot is functional and provides immediate cross access between the commercial uses within the complex. Therefore, staff recommends approval.

**Staff Recommendation  
Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Comply with approved drainage study PW23-15234;
- Traffic study and compliance.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: AUTOZONE DEVELOPMENT, LLC**

**CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV  
89135**





# LAND USE APPLICATION 11A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>WS/DR-23-0697</u>      DATE FILED: <u>10-3-2023</u></p> <p>PLANNER ASSIGNED: <u>[Signature]</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>11-15-2023</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>12-6</u></p> <p>FEE: <u>1,150</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>EAGLE PROMENADE LLC</u></p> <p>ADDRESS: <u>8500 HILLWOOD DR STE 201</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89134</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____</p>
	<b>APPLICANT</b>	<p>NAME: <u>AutoZone Development LLC</u></p> <p>ADDRESS: <u>701 S. Carson St., STE 200</u></p> <p>CITY: <u>Carson City</u>      STATE: <u>NV</u>      ZIP: <u>89701</u></p> <p>TELEPHONE: <u>801-495-8714</u>      CELL: _____</p> <p>E-MAIL: <u>mitch.bramlett@autozone.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Kaempfer Crowell - Bob Gronauer</u></p> <p>ADDRESS: <u>1980 Festival Plaza Dr., STE 850</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-893-4262</u>      CELL: _____</p> <p>E-MAIL: <u>psleck@kcnvlaw.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-10-515-002 ptn

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow Blvd. and Eldorado Ln.

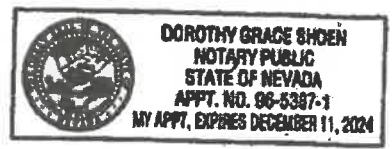
PROJECT DESCRIPTION: Warehouse / Retail

(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]      Khusrav Roodhoni  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-26-22 (DATE)  
 by Khusrav Roodhoni - manager  
 NOTARY PUBLIC: Dorothy Grace Shoen



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

LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796 7181

KAEMPFER

CROWELL

LEXA D. GREEN  
[lgreen@kcnvlaw.com](mailto:lgreen@kcnvlaw.com)  
D: 702.792.7000

PLANNER  
COPY

August 14, 2023

**VIA ONLINE SUBMITTAL**

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

**Re: *Compelling Justification Letter – Design Review and Waiver of Development Standards***  
***APN: a portion of 176-10-515-002***

To Whom It May Concern:

Please be advised our office represents AutoZone, Inc. (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 6.7 gross acres on the south side of West Mardon Avenue and west of South Rainbow Boulevard, more specifically described as a portion of Assessor’s Parcel Number 176-10-515-002 (the “Property”). The Applicant is proposing a design review for an AutoZone retail store and a waiver of development standards for a reduction of parking spaces.

The Property is currently zoned Local Business (C-1) and master-planned Neighborhood Commercial (NC). The Property is bounded by a park to the west, zoned Public Facility (P-F); a commercial retail center to the north, zoned C-1; Judith D. Steele Elementary school and a commercial retail center to the south, zoned P-F and General Commercial (C-2) respectively; and a convenience store, gasoline station, and vehicle wash to the east, zoned C-1.

**Design Review:**

• **Commercial Retail Development**

The Applicant is requesting a design review for a 30,625 square foot. AutoZone retail store. 16,648 square feet (54.3 percent) of the proposed retail store will be used as retail space, with the remaining 13,977 square feet (45.6 percent) being used for automotive part storage. The primary access point will be from a 55-foot-wide driveway on Rosanna Street, near the northeast corner of the Property. The Property proposed two (2) additional points of cross access via two (2) shared driveways with the convenience store, gasoline station, and vehicle wash, adjacent to the east. The

proposed retail store is a single-story building with a maximum height of 31 feet, 6 inches. The exterior of the building will consist of white, dark gray and dark red painted stucco and gray CMU brick. The Applicant proposes 100 parking spaces, three (3) driveways and a minimum throat depth of 39 feet where 25 feet is required. The proposed AutoZone retail store is Phase 3 of the commercial development. Phase 2, which will be located on the same parcel, but to the north of the Site, will provide 180 parking spaces where 141 are required. This surplus of 39 spaces will make up for AutoZone's shortage of 23 spaces.

- **Alternative Landscaping**

The Applicant is also requesting a design review for alternative landscaping for the required parking lot landscape fingers along the northern and eastern property lines. In lieu of providing the required landscape fingers, the required number of trees have been distributed throughout the site. With that, the proposed landscaping will still adequately meet the requirements and concerns related to the heat-island effect.

**Waiver of Development Standards:**

- **Reduce Width Landscape Buffer**

The Applicant requests a reduction in the width of the landscaping along Eldorado Lane to 11 feet and 7 inches, where 15 feet is required. The waiver does not apply to the entire landscape buffer along Eldorado Lane. The landscape buffer along Eldorado Lane varies from 18 feet and 4 inches on the western portion to 11 feet and 7 inches on the eastern portion. With that, the requested waiver is minimal, and will not negatively impact the Site or adjacent land uses.

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

Sincerely,



KAEMPFER CROWELL

PLANNER  
COPY



STREETLIGHTS  
(TITLE 30)

PEBBLE RD/EL CAMINO RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
WS-23-0708-EL CAMINO REAL INDUSTRIAL, LLC:

WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements in conjunction with an approved office/warehouse facility on 2.0 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the north side of Pebble Road and the east side of El Camino Road within Enterprise. JJ/lm/syp (For possible action)

---

RELATED INFORMATION:

APN:  
176-14-801-035

WAIVER OF DEVELOPMENT STANDARDS:  
Waive off-site improvements (streetlights) where required per Chapter 30.52

LAND USE PLAN:  
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:  
Project Description  
General Summary

- Site Address: 6260 W. Pebble Road
- Site Acreage: 2
- Project Type: Office/warehouse facility

History, Site Plan, & Request

A zone change (ZC-21-0409) was approved for an approximately 2 acre site from R-E and M-1 zoning to M-D zoning for an office/warehouse facility. The building is oriented towards the center of the site with parking along El Camino Road and Pebble Road. Loading docks are shown facing Pebble Road and are partially screened from view. Access is proposed from El Camino Road and Pebble Road. A trash enclosure is located at the southwest corner of the building, with a second one proposed in the southeast corner of the site. This request is to waive streetlight requirement.



Landscaping

There are no proposed or required changes to the previously approved landscaping.

Elevations

There are no proposed or required changes to the previously approved elevations.

Floor Plans

There are no proposed or required changes to the previously approved floor plans.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they have provided a letter of support from the neighbor to the north. The applicant also indicates that the proposed development was previously approved to provide shielded building lighting to prevent light wash onto the neighboring property. Lastly, the applicant indicated that there are rural street standards for the developments to the north.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DA-22-900439	Development agreement	Approved by BCC	September 2002
ZC-21-0409	Reclassified 2.5 acres to M-D zoning for an office/warehouse facility	Approved by BCC	October 2021
VS-21-0464	Vacated and abandoned patent easements	Approved by BCC	October 2021
ZC-0894-02	Reclassified the site for a warehouse facility	Approved by BCC	August 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East & South	Business Employment	M-1	Storage yard/industrial

The site and surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

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

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

Staff cannot support the request to remove the streetlights on Pebble Road and El Camino Road. Streetlights not only provide safety for motorists and pedestrians, but they assist in improving security.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

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

- Install conduit and pull boxes for streetlights.

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

- No comment.

**TAB/CAC:**

**APPROVALS:** 1 letter

**PROTESTS:**

**APPLICANT:** LARRY MONKARSH

**CONTACT:** JASON VOSSMER, 7115 BERMUDA RD, LAS VEGAS, NV 89119





# LAND USE APPLICATION

# 12A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>WS-23-0700</u> DATE FILED: <u>10/11/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/15/23</u> PC MEETING DATE: <u>12/15/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 475</u>
	<b>PROPERTY OWNER</b> NAME: <u>El Camino Real Industrial LLC</u> ADDRESS: <u>7115 Bermuda Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-262-6062</u> CELL: _____ E-MAIL: <u>Larry@LMConstructionco.com</u>
	<b>APPLICANT</b> NAME: <u>El Camino Real Industrial LLC</u> ADDRESS: <u>7115 Bermuda Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-262-6062</u> CELL: _____ E-MAIL: <u>Larry@LMConstructionco.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>Jason Vossmer - LM Construction</u> ADDRESS: <u>7115 Bermuda Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-262-6032</u> CELL: _____ E-MAIL: <u>JasonV@LMConstructionco.com</u> REF CONTACT ID #: _____	

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 176-14-801-035

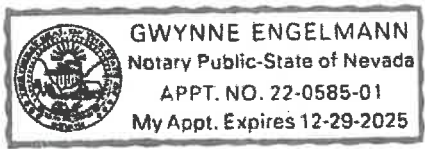
PROPERTY ADDRESS and/or CROSS STREETS: 6260 W. Pebble Rd, Las Vegas, NV 89139

PROJECT DESCRIPTION: Removing street lights from project/ Office/ Warehouse building approved under ZC-21-0409

(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.

Larry Monkcarsh  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON September 19, 2023 (DATE)  
 By Larry Monkcarsh  
 NOTARY PUBLIC: Gwynne Engelmann



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

23-0708



7115 BERMUDA ROAD • LAS VEGAS, NV 89119 • (702) 262-6032 • FAX (702) 262-6150  
[WWW.LMCONSTRUCTIONCO.COM](http://WWW.LMCONSTRUCTIONCO.COM)

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Justification Letter

September 26, 2023  
Revised October 2, 2023

Clark County Comprehensive Planning  
500 S. Grand Central Pkwy  
Las Vegas, NV 89106

**Subject: Waiver of Development Standards – Offsite Improvements (Street Lights)  
@ 6260 W. Pebble Road Las Vegas, NV 89139  
Located Northeast Corner of El Camino Road and W. Pebble Road  
APN: 176-14-801-035**

To whom it may concern:

6260 W. Pebble Road (APN 176-09-511-003) is located on the northeast corner of El Camino Road and W. Pebble Road. and we are currently under construction of one +/- 32,068 sq/ft office/warehouse, two tenant, concrete-tilt-up building.

The following Waivers of Development Standards are being requested:

1. Off Site Improvements: Streetlights

When we originally applied for the Land Use Permit, we asked for a Zone Change, Design Review and Waiver of Development Standards. We received our Notice of Final Action on November 1, 2021 (ZC 21-0409). With the Land Use Planning application, we provided a letter from our adjacent neighbor to the north, Jennifer and John Hardin who were in support of our project and in support of the Waivers. When we, the applicant, spoke with the Hardins it was made clear to them that we would be required to install shielded lights on our building, which we are doing, to prevent the light from “washing” onto their property. It was also discussed that we would not be installing streetlights as this is a Rural Preservation Neighborhood.

Please see the attached letter from the same neighbor, supporting our Waiver application. In addition, we have attached photos of the immediate neighboring properties and there are no streetlights visible from this site. In addition, the Baptist Church (and School) at

23-0708



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[WWW.LMCONSTRUCTIONCO.COM](http://WWW.LMCONSTRUCTIONCO.COM)

the southeast corner of Torrey Pines and Pebble Road. Please note that this facility was not required to install any offsite improvements, let alone streetlights. We are asking you to stay consistent with the improvements in the area. Our main concern is that these streetlights get installed, the neighbors complain and then we are asked to remove them. This is very costly work. Unfortunately, we recently discovered these streetlights and on our drawings and subsequently have submitted this Waiver.

We hereby request approval of the Waivers of Development Standards to remove four (4) streetlights.

Thank you for your consideration.

Sincerely,

DocuSigned by:  
*Larry Monkarsh*  
61F3EF133D90404

Larry Monkarsh  
L M construction Co., LLC





12/06/23 BCC AGENDA SHEET

BIKE PARK  
(TITLE 30)

SUNSET RD/FORT APACHE RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0714-COUNTY OF CLARK (RPM):**

**ZONE CHANGE** to reclassify 332.3 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.

**DESIGN REVIEW** for a park (Southwest Ridge Bicycle Skills Park) on a 24.0 acre portion of 332.3 acres.

Generally located on the south side of Warm Springs Road and the west side of Fort Apache Road within Enterprise (description on file). JJ/lm/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-07-101-001

**LAND USE PLAN:**

ENTERPRISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 332.3 (rezone)/24 (skills park)/308.3 (natural areas)
- Project Type: Park (Southwest Ridge Bicycle Skills Park)
- Number of Stories: 1
- Building Height (feet): 21.5
- Parking Provided: 16/49

**Site Plan**

The proposed park (Southwest Ridge Bicycle Skills Park) is located on a 24 acre portion of a 332.3 acre parcel. Access to the site is from Warm Springs Road via 2 driveways with the westerly driveway aligning with Rocky Tavern Street to the north. The parking area includes 49 parking spaces, which includes 8 pull-through and 4 accessible spaces. There is a 50 foot wide Las Vegas Valley Water District easement located at the west terminus of Warm Springs Road and Rocky Tavern Street. The site is separated from Fort Apache Road by an existing 73 foot wide Flood Channel.

Site amenities include several levels of bike tracks that include: tot loop and pump track with 12 skill features; intermediate pump track with split rail fence enclosure; advanced pump track area with split trail fence; flow track advance trail with 14 skill features; gravity track connection trail, with decomposed granite walk down and walk up trail; beginner gravity jump skills area with 1 downhill run and 15 skill features; intermediate gravity jump skills area with 1 downhill run and 15 skill features; and an advanced gravity jump skills area with 1 downhill run and 15 skill features. The final track designs will include the same number of tracks, but the configurations may change based on grading. Additional amenities include bike racks, locking gates, entry monument sign, trash enclosure, restroom buildings, kiosk with maps, rules, and seating, pressurized bike wash stations on timers, an air station, 8 interpretive signs, parking lot and site lighting, and an emergency access road with a helicopter pad.

Future structure locations are provided for track or event staging areas, administration building, smaller group shelters, and additional parking areas on the northeast side of the site.

### Landscaping

Street landscaping is provided along Warm Springs Road with a 5 foot wide detached meandering sidewalk, along with parking lot landscape islands. Fencing throughout the site includes a 4 foot high split rail fence, a 6 foot high decorative wrought iron fence, and a 4 foot high post and cable fence. On the easterly portion of the site, there are shaded gathering areas with native trees and elevated decomposed granite walking trails. Additional landscaping is provided 65 feet south of the residences located adjacent to the north property line and west of the terminus of Warm Springs Road. The Evergreen trees are located south of the Las Vegas Valley Water District Easement to screen the park from the neighboring properties.

Site disturbance has been limited to 7.2 % of the overall site and on the 24 acre portion of the site. Slopes on the developed portion of the site range from zero percent to greater than 25%, with the rest of the site remaining natural area. The undisturbed natural area, on 308.3 acres, is separated from the developed portion of the project site by a 4 foot high post and cable fence to a point of terminus where the slope becomes too steep to reasonably install structures. Hillside areas subject to cut or fill will be limited with any backfill being compacted and stabilized and then re-vegetated prior to final inspection. The existing and retained natural areas will remain except for any existing trails that currently cut through the area and have been in existence prior to the proposed development of the developed park site. Slope stabilization is provided by placing riprap on the disturbed slopes to reduce the flow of water within the natural drainage pathways. Stabilization materials include vegetation, re-vegetation, and stabilization materials along bicycle trails.

### Elevations

The plans depict a large group shelter located on the bike promenade with an overall height of 21.5 feet. The painted barrel vault steel roof shade structure includes attached metal cantilevered shade shelters and maintenance storage containers located on either side of the shade structure. The containers will blend into the cantilevered shelters located on either side of the main cover with an open design. Structure colors are desert tan with rustic red accents. Other structures and amenities include a 30 foot high flagpole and future shade structures.

Floor Plans

Restrooms and storage containers are provided as part of the site amenities.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the proposed park and first phase amenities are part of a Southern Nevada Public Lands Management Act (SNPLMA) funded project. The overall park has a bicycle theme with mining and wildlife accents. Anticipated daily hours will be from 6:00 a.m. to 11:00 p.m.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	R-2 & R-E	Single family residential & undeveloped
South	Open Lands	R-E	Undeveloped
East	Corridor Mixed-use & Open Lands	R-2 & R-E	Single family residential & undeveloped
West	Open Lands & Public Use	R-U	Undeveloped

This site and the surrounding area are within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-23-0715	A request to vacate and abandon a right-of-way grant is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Zone Change

This site is designated Public Use in the Master Plan, and the request is a conforming zone boundary amendment. Part of the request is to reclassify the site to a zoning district that is more appropriate for the proposed use on the site. Staff finds the proposed zoning is compatible with the existing and approved land uses in the area. Staff can support the zone change request.

Design Review

Staff finds the design of the site and heights of the proposed buildings are appropriate for the area. Specifically, the design and layout of the proposed amenities provide for varied age ranges of users. Adequate setbacks have been provided for the buildings and landscaping is provided along

the north property line. Furthermore, the natural and developed areas are appropriate for hillside development. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

**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 #0196-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: COUNTY OF CLARK (RPM)**

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



# LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

# 13A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>70-23-0714</u> DATE FILED: <u>10/10/2023</u> PLANNER ASSIGNED: <u>LAIN</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>11/15/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/6/2023</u> FEE: <u>WAIVED</u>		
		<b>PROPERTY OWNER</b>  NAME: <u>County of Clark (RPM)</u> ADDRESS: <u>500 S Grand Central Pkwy, 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702.455.2907</u> CELL: _____ E-MAIL: <u>LisaK@ClarkCountyNV.gov</u>	
	<b>APPLICANT</b>  NAME: <u>Clark County Department of Real Property Management</u> ADDRESS: <u>500 S Grand Central Pkwy, 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702.455.0258</u> CELL: <u>702.455.0258</u> E-MAIL: <u>Tara.Carrell@ClarkCountyNV.gov</u> REF CONTACT ID #: _____		
		<b>CORRESPONDENT</b>  NAME: <u>The WLB Group, INC</u> ADDRESS: <u>3663 E Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702.458.2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-07-101-001

PROPERTY ADDRESS and/or CROSS STREETS: W Warm Springs Rd and S Fort Apache Rd

PROJECT DESCRIPTION: To Develop a Bicycle Skills Park on a portion of the Parcel

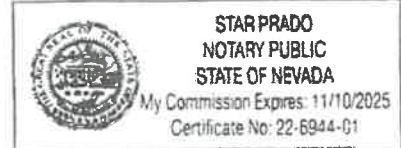
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code: that the information on the attached legal description, all plans, and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

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 9/27/2023 (DATE)  
 By LISA KREMER, Director, Real Property Management

NOTARY PUBLIC: [Signature]



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity. Page 1 of 4

October 6, 2023

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

ZC-23-0714

**RE: Justification Letter - Zone Change and Design Review for the Southwest Ridge Bicycle Skills Park located on APN 176-07-101-001**

Clark County Planning Staff,

On behalf of Clark County Real Property Management, The WLB Group is respectfully submitting the attached Zone Change for parcel 176-07-101-001 totaling 332.87 acres from R-E to P-F along with a Design Review for the Phase 1 portion known as the Southwest Ridge Bicycle Skills Park located on 23.97 acres of the overall 332.87-acre site generally located on the northeast corner of the overall project site. The Southwest Ridge Bicycle Skills Park is directly adjacent to the Warm Springs and Fort Apache Road alignments in the northeast corner of the site.

**Project Description**

The proposed Southwest Ridge Bicycle Skills Park will contain support structures, such as, a new Barrell Vault Shade Structure, Restroom building, and onsite signage with room to add future shade structures and an additional building as the site gains popularity and needs to expand with demand in the future. The park will also include a lighted parking area, interpretive signage for the enjoyment/use of the visitors to the park.

**Zone Change**

CCRPM is proposing to rezone the entire 332.87-acre site from R-E (Rural Estates Residential) to P-F (Public Facility) to allow for the development of the Bicycle Skills Park and future trailhead projects. The proposed zone change to P-F is in conformance with the newly adopted Master Plan of PU (Public Use). The first phase of this overall development will begin with the construction of the Bicycle Skills Park on 23.97 acres of the overall 332.87 acres.

**Design Review**

We are requesting a design review for the proposed structures and overall design of the Southwest Ridge Bicycle Skills Park. We anticipate the hours of operation will be from 6:00 am to 11:00 pm. The proposed improvements to the park will include a new Barrell Vault Shade Structure, Restroom building, and onsite signage with room to add future shade structures and an additional building as the site gains popularity and needs to expand with demand in the future. The proposed structures will be mainly comprised of a desert tan color with accents of rustic red. The overall park has a bicycle theme with mining and wildlife accents. The site is proposing a 6' high wrought iron fence along the Warm Springs side of the park. The site will utilize the existing 6' high chain link fence along the west side of the existing drainage easement that runs parallel with the Fort Apache Road alignment. We are proposing a new 4' high post and cable fence along the south boundary up the existing terrain to a point of terminus where the slope gets too steep. The proposed project will install the south half of Warm Springs Road adjacent to the site with a cul-de-sac terminus at the entry to the existing residential development to the north. Along the north property line west of the terminus of Warm Springs Road we will be installing evergreen trees at a spacing of approximately 1 tree per 20 linear feet for the benefit



of the neighboring property owners to screen the park from their backyards. This landscaping will be setback from their rear property line approximately 65 feet from the rear property line wall due to the existing drainage and Las Vegas Valley Water District easements that exist in that area.

Title 30.56.100.c. Development Standards; all hillside development shall comply with the development standards listed below, and the development standards contained within this Title, However, alternatives to the development standards contained within Chapters 30.40 and 30.52 (unless the standard cannot be waived per said chapters) may be established with the approval of a design review, in lieu of a waiver of development standards. We meet this requirement due to sub-section 4 which relates to overall site disturbance. Section 4 states "Site disturbance shall be minimized in accordance with Table 30.56-1. The proposed development of the Southwest Ridge Bicycle Skills Park is located within a 23.97-acre portion of the overall site which is 332.87 acres. The proposed site will only disturb 7.2% of the overall site which is significantly less than what is allowed per Title 30-56.1 which is 50% disturbance within the 12-25% slope area.

Title 30.56.100.d. Grading; the proposed development meets the intent of sub-sections 1, 2, 3 and 5 in regard to grading for the site. The site in its entirety (332.87 acres) excepting out the proposed park area (23.97 acres will remain in its undisturbed and ungraded existing condition and will not be used for stockpiling of excess materials or excess fill. A temporary fence will be placed where the abutting construction in the Phase 1 area will take place to deter the construction activity from entering onto the natural areas. Any hillside cut or fill areas due to the bicycle tracks will be limited per subsection 30.64.020(l)(f) and Figure 30.64-1, with any backfill being compacted and stabilized and then re-vegetated prior to final inspection, and within 90 days of completion of the work or prior to issuance of certificate of occupancy, whichever occurs first.

Title 30.56.100.e. Slope Stabilization; the proposed development meets the intent of sub-sections 1, 2 and 3 in regard to slope stabilization for the site. Slope stabilization will be handled by placing riprap on the slope to reduce the flow of the water within the natural drainage pathways and stabilization materials including but not limited to, vegetation, re-vegetation and stabilization materials will be used separately or combined to achieve stabilization of the slopes along the proposed bicycle trails.

Title 30.56.100.f. Natural Areas; the proposed development meets the intent of sub-sections 1, 2, 3 and 4 in regard to natural areas for the site. The natural area of the site will contain 308.9 acres of land which will remain in its natural state, excepting any existing trails that currently cut through this area and have been in existence prior to the proposed development of the Southwest Ridge Bicycle Skills Park and therefore meet the intent of this subsection.

As you can see by the conceptual grading plan, site slope analysis exhibit and the cross sections being provided with this submittal the major development of the site is located within the 0-12% slope area (area with hardscape items, such as structures or paved trails/roadways). The proposed bicycle trails are located within the 12-25% slope areas which by code are an allowed use per Title 30.56.100.f.1. which allows for hiking trails to exist within the natural areas of the hillside overlay area.



**Parking Analysis**

We are proposing to construct a brand-new parking lot that will service park visitors to keep parking internal to the site and reduce/eliminate on street parking. This parking lot will contain regular parking spaces, pull through parking spaces for autos pulling trailers and larger parking spaces that would accommodate cars with rear bike racks or larger vans. We are proposing 29 regular parking spaces with 8 pull through spaces and 12 oversized parking spaces for a total of 49 parking spaces, of which 4 of these spaces are designated for accessible use.

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

Sincerely,



Mark Bangan  
Director of Planning Services

12/06/23 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

SUNSET RD/FORT APACHE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0715-COUNTY OF CLARK (RPM):**

**VACATE AND ABANDON** right-of-way (grant) located between Warm Springs Road and Robindale Road (alignment) within Enterprise (description on file). JJ/lm/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-07-101-001

**LAND USE PLAN:**  
ENTERPRISE - PUBLIC USE

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

The plans depict the vacation and abandonment of a 60 foot wide by approximately 660 feet long right-of-way grant located to the south alignment of Rocky Tavern Street. The right-of-way was granted by the Bureau of Land Management per Grant N-60726 and recorded on July 3, 1996, in document 19950703:00990. The applicant indicates that the right-of-way is no longer needed to access or develop the park site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	R-2 & R-E	Single family residential & undeveloped
South	Open Lands	R-E	Undeveloped
East	Corridor Mixed-use & Open Lands	R-2 & R-E	Single family residential & undeveloped
West	Open Lands & Public Use	R-U	Undeveloped

This site and the surrounding area are within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0714	A zone change to reclassify the site to P-F zoning for a bike park 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 a right-of-way grant that is not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** COUNTY OF CLARK (RPM)

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

DRAFT





# VACATION APPLICATION 14A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0715</u>	DATE FILED: <u>10/10/2023</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC DATE: <u>11/15/2023</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>          </u>	
		BCC MEETING DATE: <u>12/6/2023</u>	
		FEE: <u>WAIVED</u>	

<b>PROPERTY OWNER</b>	NAME: <u>County of Clark (RPM)</u>
	ADDRESS: <u>500 S Grand Central Pkwy, 4th Floor</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u>
	TELEPHONE: <u>702.455.2907</u> CELL: <u>          </u>
	E-MAIL: <u>LisaK@ClarkCountyNV.gov</u>

<b>APPLICANT</b>	NAME: <u>Clark County Department of Real Property Management</u>
	ADDRESS: <u>500 S Grand Central Pkwy, 4th Floor</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u>
	TELEPHONE: <u>702.455.0258</u> CELL: <u>702.455.0258</u>
	E-MAIL: <u>Tara.Carrell@ClarkCountyNV.gov</u> REF CONTACT ID #: <u>          </u>

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

ASSESSOR'S PARCEL NUMBER(S): 176-07-101-001

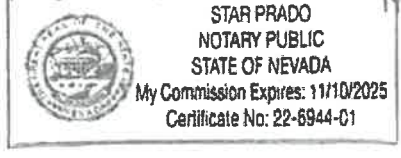
PROPERTY ADDRESS and/or CROSS STREETS: W Warm Springs Rd and S Fort Apache Rd

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

[Signature]  
 Property Owner (Signature)\*

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

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON September 27, 2023 (DATE)  
 By Lisa Kremer, Director, Real Property Management  
 NOTARY PUBLIC: [Signature]



\*NOT: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/o owner is a corporation, partnership, trust, or provides signature in a representative capacity.



September 25, 2023

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

VS-23-0715

**RE: Vacation - Justification Letter for Southwest Ridge Bicycle Skills Park  
APN: 176-07-101-001**

Clark County Planning Staff,

On behalf of Clark County Real Property Management, The WLB Group is respectfully submitting the attached Vacation of right-of-way in conjunction with the proposed public facility park generally located on the southwest corner of Warm Springs Road and Fort Apache Road.

**Vacation of Right-of-Way**

We are respectfully requesting to vacate the 60.00' Bureau of Land Management (BLM) right-of-way grant (N-60726) located on APN 176-07-101-001 (OR: 960703:00990).

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

Sincerely,

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

Mark Bangan  
Director of Planning Services