

# Board of County Commissioners

ARK COUNTY, NEVADA

YVONNE ATKINSON GATES  
Chairman  
PAUL J. CHRISTENSEN  
Vice-Chairman  
JAY BINGHAM  
LORRAINE HUNT  
ERIN KENNY  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

MP-0767-96  
PINE DEVELOPMENT,  
INC. & LOS REYES  
CORP., ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(Item No. 42)

SUBJECT MATTER: In the matter of the ATTACHED described Major Project Concept Plan of Pine Development, Inc. & Los Reyes Corp., et al (Rhodes Design & Development) (held from June 5, 1996) (Item No. 42):

AND

AND

SUBJECT MATTER: In the matter of the ATTACHED described Major Project Concept Plan Review of Southwestern Opportunities LP et al (Rhodes Design & Development) (held from June 5, 1996) (Item No. 43):

MP-0784-96  
SOUTHWESTERN  
OPPORTUNITIES LP ET  
AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(Item No. 43)

REPRESENTATIVE(S): Present.  
SPEAKER(S): Present.

PRE-FINAL ACTION: There being no objections, both Items No. 42 and 43 were taken at the same time.

Following introductions of the items, the Board was advised that Public Works had no objection subject to MTP to address required external and internal street, access needs, impacts to street segments and intersection remote to development and necessary mitigation measure. Staff to proceed with affected parties in the area and move as quickly as possible on the Land Use Guide and update for the area.

Representative stated that this hearing today is designated by your code for your review of major projects such as this. At this point in the review process neither the staff recommendation nor the Board action should attempt to resolve the issues but should only identify them.

(continued)

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Vice-Chairman  
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ERIN KENNY  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

MP-0767-96  
PINE DEVELOPMENT,  
INC. & LOS REYES  
CORP., ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 42)

AND

MP-0784-96  
SOUTHWESTERN  
OPPORTUNITIES LP ET  
AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 43)

## DOCUMENT(S) SUBMITTED:

1. Eleven pages on issues raised.
2. Letter from Sandra Padilla.
3. Letter from Robert Fulstone.
4. Forty-four letters with signatures.
5. Twenty-two letters with signatures.
6. Eight letters with signatures.
7. Letter from Alice Caffejian.
8. Letter from Perry Lee Daniels.
9. Twenty-two additional letters with signatures.
10. Thirteen additional letters with signatures.
11. Two memos from James and Susan Allen.
12. Thirty-three additional letters with signatures.
13. Five additional letters with signatures.
14. Ninety-five letters with signatures.

(continued)

# Board of County Commissioners

LARK COUNTY, NEVADA

YVONNE ATKINSON GATES

Chairman

PAUL J. CHRISTENSEN

Vice-Chairman

JAY BINGHAM

LORRAINE HUNT

ERIN KENNY

MYRNA WILLIAMS

BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

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MP-0767-96  
PINE DEVELOPMENT,  
INC. & LOS REYES  
CORP., ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 42)

AND

MP-0784-96  
SOUTHWESTERN  
OPPORTUNITIES LP ET  
AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM #43)

Representative stated that over the past weeks and months representatives have met with staff, neighbors and other interested parties in an attempt to identify the various and numerous issues in a project of this magnitude. Representative stated that in general concept terms Rhodes Ranch and Southwest Ranch will consist of a mixture of residential and commercial uses. The land south of Warm Springs between Durango and Fort Apache will consist primarily of an age restricted community together with a golf course, community center and other amenities inherent in and consistent with an age restricted development. The land north of Warm Springs will consist of what we will call more traditional zonings; consisting of residential uses, both single family and attached and mixed commercial uses. The Spring Valley Town Board approved of going forward and the Enterprise Town Board still felt there were issues that needed to be addressed.

Opposition stated that his client's property was landlocked and he wanted the matter held for 90 days.

Staff stated it should be noted that this is still a valid application before us; and it should be noted the next step of the process, a plan, is bringing a plan before a number of Boards, the Clark County Comprehensive Plan Steering Committee and the Planning Commission, the Town Boards and this Board of County Commissioners;

(continued)

# Board of County Commissioners

LARK COUNTY, NEVADA

YVONNE ATKINSON GATES  
Chairman  
PAUL J. CHRISTENSEN  
Vice-Chairman  
JAY BINGHAM  
LORRAINE HUNT  
ERIN KENNY  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

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MP-0767-96  
PINE DEVELOPMENT,  
INC. & LOS REYES  
CORP., ET AL  
(RHODES DESIGN  
DEVELOPMENT)  
(ITEM NO. 42)

and

P-0784-96  
SOUTHWESTERN  
OPPORTUNITIES LP ET  
AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 43)

it will be at least 75 days before that plan can be back to you and it would be at least 30 days from that point before the actual zoning or any kind of final action on this project would be back before you, so we are looking at 105 days at least before you have taken any final action in any event.

Commissioner Woodbury stated he had concerns about a project that he feels violates basic guidelines in terms of infill and leapfrog or whatever terms you wish to use; he feels this concept will encourage the BLM to do more land exchanges. Commissioner Woodbury stated he would ask staff to take whatever steps are necessary and give consideration to do this right.

FINAL ACTION: Based on the fact that we have an obligation to allow people to present their ideas, it was moved by Commissioner Williams that the application be approved subject to Public Works conditions, and as part of the motion as a condition to the concept plan that this must be done in conjunction with the affected parties in the area; that we move as quickly as possible on the planning guide and making sure the holding designation is changed so that people are not misled and that we ensure that the rural preservation area be discussed and included in the concept plan. On roll call motion carried by the following vote:

Voting Aye: Commissioners Christensen, Hunt, Kenny, Williams  
Voting Nay: Commissioner Woodbury  
Abstaining: None  
Absent: Commissioners Bingham, Atkinson Gates

**SOUTHWESTERN OPPORTUNITIES LP ET AL**

**MAJOR PROJECT  
CONCEPT PLAN REVIEW**

**MP-0784-96**

**Project Description** A mixed use comprehensive planned community on 1,330 acres.

**Location** Between a point approximately 350 feet West of Grand Canyon Drive and Durango Drive (alignment) and between Torino Avenue (alignment) and a point approximately 670 feet South of Sunset Road.

**Concept Plan Description** A planned community and identification of related issues of concern to the County and the applicant.

**Description** On portions of the N1/2 and S1/2 of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East (exact legal in file).

**APN** 176-05-101-010, 013; 176-05-201-002, 003, 007, 014, 017, 018; 176-05-301-004; 176-05-401-001 THRU 005; 176-05-601-002, 003, 004, 007, 008; 176-05-701-002 THRU 004, 006, 012; 176-05-801-001, 002, 008, 009, 014; 176-08-101-005, 008, 016, 020; 176-08-201-002 THRU 006, 008, 009, 010, 012, 013; 176-08-301-001; 176-08-401-002, 003; 176-08-501-001; 176-08-801-001, 002; 176-17-101-005 THRU 007; 176-17-301-001; 176-17-401-001; 176-17-501-004; 176-18-101-001; 176-18-301-003; 176-18-601-001, 003; 176-18-701-009; 176-18-801-005

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**STANDARD CONDITIONS/MISC(dxg):**

1. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.

**MASTER PLAN:** SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP 2 DU/AC); COMMUNITY DISTRICT 3

**OWNER:** Southwestern Opportunities LP, et al

**APPLICANT:** Rhodes Design and Development

**CORRESPONDENT:** Rhodes Design and Development  
4630 South Arville Street Suite B  
Las Vegas, NV 89103

# Board of County Commissioners

ORK COUNTY, NEVADA

YVONNE ATKINSON GATES  
Chairman  
PAUL J. CHRISTENSEN  
Vice-Chairman  
JAY BINGHAM  
LORRAINE HUNT  
ERIN KENNY  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

Absent:

MP-0785-96  
SOUTHWESTERN  
OPPORTUNITIES  
LIMITED PARTNERSHIP  
ET AL  
(RHODES DESIGN &  
DEVELOPMENT)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described application of Southwestern Opportunities Limited Partnership et al (Rhodes Design & Development) for a specific plan, subject to the documents dated 10/3/96 as amended; and subject to the ATTACHED conditions.

REPRESENTATIVE(S): Present.

DOCUMENT(S) SUBMITTED:

1. Map of project.

PRE-FINAL ACTION: The applicant's representative stated that after reviewing their specific plan, both the Spring Valley Town Board and the Enterprise Council unanimously recommended approval of their plan. The Enterprise Council did have some consideration that they would ask that we continue to address through the development process; such considerations include a possible relocation of a portion of the multi-family on Durango, appropriate set-backs between existing homes within the area of their development and the development itself; appropriate landscaping and block walls within the set-back area so as to serve as buffers; traffic considerations, particularly with regard to construction traffic; water issues and dust attenuation measures. The applicant's representative stated that all they were asking for today is that the specific plan be approved subject to their continuing to work with staff and the neighborhood in identifying and resolving the issues which necessarily arise.

(continued)

# Board of County Commissioners

WYOMING COUNTY, NEVADA

YVONNE ATKINSON GATES  
Chairman  
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Vice-Chairman  
JAY BINGHAM  
LORRAINE HUNT  
ERIN KENNY  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

Absent:

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MP-0785-96  
SOUTHWESTERN  
OPPORTUNITIES  
LIMITED PARTNERSHIP  
ET AL  
(RHODES DESIGN &  
DEVELOPMENT)

Staff stated that there was one additional comment and that was that staff has the amendment as noted that was requested by the Planning Commission includes a 15 acre portion that was designated in the mixed use in the land use plan that will be carried out in Phase 3.

The applicant's representative stated that there are several phases to this project and they did agree that Phase 3 would address the multi-family that is north of Durango.

Staff stated that this does set the pattern for what the land use in the area would be and this would be the time to talk about it if there were any particular land uses that are incompatible no matter what the design. This is a lot like approving a land use guide. The applicant would still have to come back for the zoning.

FINAL ACTION: Commissioner Christensen stated he felt that this was good planning to have it master planned so everyone knows what the area is all about; therefore, it was moved by Commissioner Christensen that the Board approve the recommendation.

On roll call, motion carried by the following vote:

Voting Aye: Commissioners Bingham,  
Christensen, Atkinson Gates,  
Hunt, Kenny, Williams  
Voting Nay: Commissioner Woodbury  
Abstaining: None  
Absent: None

**SOUTHWESTERN OPPORTUNITIES  
LIMITED PARTNERSHIP ET AL**

**SPECIFIC PLAN REVIEW  
PUBLIC HEARING**

**MP-0785-96**

**Project Description**      **A mixed use comprehensive planned community on 1,347.5 acres.**

**Location**                **Between a North/South line approximately 350 feet West of Grand Canyon Drive and Durango Drive (alignment) and between Torino Avenue (alignment) and an East/West alignment approximately 670 feet South of Sunset Road; further described as portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East (exact legal in file).**

**Specific Plan**            **A specific plan review to serve as a framework to address future land uses and resolution of issues identified in the Concept Plan Review for a mixed use planned community, Rhodes Ranch.**

**APN**                        **176-05-101-010, 013; 176-05-201-002, 003, 007, 014, 017, 018; 176-05-301-004; 176-05-401-001 THRU 005; 176-05-401-008, 009; 176-05-601-002, 003, 004, 007, 008; 176-05-701-002 THRU 004, 006, 012; 176-05-801-001, 002, 008, 009, 014; 176-08-101-010, 016, 020; 176-08-201-002 THRU 006; 176-08-201-008, 009, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002, 003; 176-08-701-001; 176-08-801-001, 002; 176-17-101-002, 006 THRU 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004; 176-18-601-001, 004; 176-18-701-008, 010, 011; 176-18-801-001, 005**

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**STANDARD CONDITIONS/UC, VC, DR: (dxg)**

1. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.

**MASTER PLAN:**                        **SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3**

**OWNER:**                                **Southwestern Opportunities Limited Partnership et al**

**APPLICANT:**                            **Rhodes Design & Development**

**CORRESPONDENT:**                    **Rhodes Design & Development  
4630 So. Arville St., Ste. B  
Las Vegas, NV 89103**



**SOUTHWESTERN OPPORTUNITIES  
LIMITED PARTNERSHIP ET AL**

**SPECIFIC PLAN REVIEW  
PUBLIC HEARING**

**MP-0785-96**

**BACKGROUND:**

The Major Project Review process, adopted as part of Title 26 of the Clark County Code, allows a more comprehensive, yet timely, review of large development projects. The Major Projects Review Process consists of three parts: Concept Plan Review, Specific Plan (or Land Use and Development Guide) Review, and Land Use approval (zone change, use permit, design review, etc.) The Concept Plan and Specific Plan reviews are intended to allow early identification of issues and concerns. The Concept Plan (MP-0784-96) for Rhodes Ranch was approved by the Board of County Commissioners on 6-19-96. This is the second step in the process with the developer submitting a Specific Plan. The Specific Plan addresses the proposed land use plan, development schedule, and methodology for resolving issues identified in the Concept Plan review. At this stage in the process, no attempt should be made to resolve the issues, but should identify the proposed method or approach toward resolution of the issues. The applicant has proposed a low density, planned unit development (UC-1131-96) within a portion of the area covered under this specific plan. UC-1131-96 was approved by the Planning Commission on 8-8-96, and subsequently appealed. The appeal was heard by the Board of County Commissioners on 9-4-96.

**PLANNING COMMISSION  
ACTION:**

September 19, 1996 - HELD - 10/3/96 per applicant request.

**PLANNING COMMISSION  
ACTION:**

October 3, 1996 - APPROVED - Subject to the documents dated 10/3/96 as amended.

Vote: Unanimous

Absent: Valentine

# Board of County Commissioners

CLARK COUNTY, NEVADA

YVONNE ATKINSON GATES  
Chairman  
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Vice-Chairman  
JAY BINGHAM  
LORRAINE HUNT  
ERIN KENNY  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

Absent: Hunt

UC-1131-96  
SOUTHWESTERN  
OPPORTUNITIES LP ET  
AL  
(RHODES DESIGN &  
DEVELOPMENT)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described application of Southwestern Opportunities LP et al (Rhodes Design & Development) for a use permit, subject to a time limit of three years for review for the use of portable water to irrigate the large common area; compliance with the conditions of MP-0784-96, as well as all Clark County Public Works and Building Department requirements; right-of-way dedication; drainage and traffic studies and compliance; full off-sites; paved legal access; vacate all BLM right-of-way grants prior to any map approval with traffic study and vacation addressing right-of-way needs; vacation to record prior to any permits for final map recording; usage of effluent water for irrigation of common areas when effluent water becomes available; and subject to the ATTACHED conditions:

REPRESENTATIVE(S): Present.

SPEAKER(S): Present.

DOCUMENT(S) SUBMITTED:

1. Seven letters in protest.

PRE-FINAL ACTION: This item is recommended for approval by staff as they feel the use is compatible. This item has been appealed by a property owner in the area. The Enterprise Citizens Advisory Council is in support of the application. The present zoning for the property allows 2 units an acre; they are at 1.46 units an acre. The use permit is only so that the homes can be clustered as in any golf course community.

(continued)

# Board of County Commissioners

WYOMING COUNTY, NEVADA

YVONNE ATKINSON GATES

Chairman

PAUL J. CHRISTENSEN

Vice-Chairman

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LORRAINE HUNT

ERIN KENNY

MYRNA WILLIAMS

BRUCE L. WOODBURY

Absent: Hunt

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UC-1131-96  
SOUTHWESTERN  
OPPORTUNITIES LP ET  
AL  
(RHODES DESIGN &  
DEVELOPMENT

Opposition stated when they were in meeting with applicant they didn't reach any decision on through roads, flood control and anything for power-easement right-of-ways; and they are doing a lot of blasting that is already going on without permitting and there is a lot of dust.

Commissioner Kenny stated she felt this was going to be a good plan and as far as the planned development; if we have problems and they haven't been addressed, they don't go forward.

Commissioner Woodbury felt that this should be held until the rest of the project came forward and the whole thing could be considered.

FINAL ACTION: It was moved by Commissioner Kenny that the recommendation be approved.

On roll call motion carried by the following vote:

Voting Aye: Commissioners Bingham,  
Christensen, Atkinson Gates,  
Kenny, Williams

Voting Nay: Commissioner Woodbury

Abstaining: None

Absent: Commissioner Hunt

## UC-1131-96

**Project Description** A 339 lot single family planned unit development with a 14.71 acre recreation area/complex on 231.91 acres, as part of a mixed use comprehensive planned community on 1,330 acres.

**Location** West side of Durango Drive between Warm Springs Road and a point approximately 250 feet South of the centerline of Windmill Lane (alignment); further described as a portion of Section 8 and a portion of the NW1/4 of Section 17, Township 22 South, Range 60 East.

**Use Permit** Residential planned unit development in an R-E (Rural Estates Residential) Zone.

**APN** 176-08-201-012 & 013; 176-08-301-004; 176-08-401-002 & 003; 176-08-501-002; 176-08-801-001 & 002; 176-17-101-006 thru 008

## STANDARD CONDITIONS/UC,VC,DR (gib):

1. Approval of this application will expire in one year unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied.
2. The property owner must execute an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
3. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.
4. If recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits.
5. Fire hydrants must be provided in compliance with Fire Department specifications. Waivers of street improvements do not waive fire hydrant requirements. A three foot fire hydrant easement is required behind all street frontage lot lines.

**MASTER PLAN:** ENTERPRISE - UP TO COMMUNITY DISTRICT 3 (MAXIMUM OF 2 DU/AC)

**OWNER:** Southwestern Opportunities LP et al

**APPLICANT:** Rhodes Design & Development

**CORRESPONDENT:** Rhodes Design & Development/Dick Chambers  
4630 So. Arville St., Ste. B  
Las Vegas, NV 89103

UC-1131-96

BACKGROUND:

MP-0784-96 (Major Project Concept Plan) was approved by the Board of County Commissioners on 6/19/96 for the overall 1,330 acre Rhodes Ranch (RR). This site is denoted on the Concept Plan as part of an adult community area. The current request is submitted outside of the MPR process. The developer is seeking to begin development in accordance with the existing zoning while the issues related to the larger major project are being resolved.

The current request is in conformance with the existing approved Enterprise Land Use and Development Guide, with an overall density of 1.46 dwelling units per acre. Common usable open space provided is a total of 132.16 acres, where a minimum of 4.67 acres of open space are required.

Since the proposed recreation area for this map encroaches into the future alignment of Windmill Lane, a realignment of the right-of-way and redesign of the roadway will be necessary to skirt the southern boundary of this project. The proposed recreation complex consists of several buildings, pool, spa, tennis courts, and other amenities. The applicant indicates that all roadways will be developed as private streets as required by code.

The applicant also indicates the elimination of necessary section line and center section line setbacks for this development will be addressed in an Administrative Deviation with the co-approval of the Public Works Department. Parking is provided on all lots, along with visitor and RV parking areas provided in the recreation area to meet code requirements. Typical minimum setbacks and parking locations are also provided on the submitted plan.

STAFF COMMENTS:

Staff feels this use is compatible and recommends approval of the use permit. This has been appealed by a property owner in the area.

APPROVALS:

Enterprise Citizen's Advisory Council; 1 letter

PROTESTS:

1 present

PLANNING COMMISSION ACTION:

August 8, 1996 - APPROVED - Subject to compliance with the conditions of MP-0784-96, as well as all Clark County Public Works and Building Department requirements; right-of-way dedication; drainage and traffic studies and compliance; full off-sites; paved legal access; vacate all BLM right-of-way grants prior to any map approval with traffic study and vacation addressing right-of-way needs; vacation to record prior to any permits or final map recording; usage of effluent water for irrigation of common areas when effluent water becomes available.

Vote: Unanimous  
Absent: Fierro, Valentine

# Board of County Commissioners

RK COUNTY, NEVADA

YVONNE ATKINSON GATES

Chairman

PAUL J. CHRISTENSEN

Vice-Chairman

JAY BINGHAM

LORRAINE HUNT

ERIN KENNY

MYRNA WILLIAMS

BRUCE L. WOODBURY

Absent: Atkinson Gates

Commissioner Kenny returned to the meeting.

~~AVC-1353-96~~ AMENDED  
RHODES RANCH LAND  
HOLDING  
(RHODES DESIGN AND  
DEVELOPMENT)

AND

TM-0245-96  
RHODES RANCH  
(SOUTHWEST  
OPPORTUNITIES)  
PENTACORE  
ENGINEERING)  
(RHODES DESIGN &  
DEVELOPMENT)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described application of Rhodes Ranch Land Holding (Rhodes Design and Development) for a variance, subject to full off-sites; drainage study and compliance; right-of-way width, gates and/or guard house are to be in conformance with master traffic study when approved; VS-1374-96 to record prior to permits issuance; and subject to the ATTACHED conditions (Item No. 34):

AND

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described Rhodes Ranch (Southwest Opportunities) (Pentacore Engineering) (Rhodes Design & Development) tentative map and extension of time on a waiver, subject to right-of-way dedication; drainage and traffic studies and compliance; full off-sites; paved all weather legal access; VS-1374-96 to have Board approval prior to final map approval at Planning Commission; and subject to the ATTACHED conditions (Item No. 35):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

PRE-FINAL ACTION: There being no objections, Item No. 34 was taken in conjunction with Item No. 35.

Following introduction of the items, including Staff Comments, the Board was advised that VS-1374-96 was approved on a prior agenda.

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# Board of County Commissioners

RK COUNTY, NEVADA

YVONNE ATKINSON GATES  
Chairman  
PAUL J. CHRISTENSEN  
Vice-Chairman  
JAY BINGHAM  
LORRAINE HUNT  
ERIN KENNY  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

Absent: Atkinson Gates

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VC-1353-96 AMENDED  
RHODES RANCH LAND  
HOLDING  
(RHODES DESIGN AND  
DEVELOPMENT)

AND

TM-0245-96  
RHODES RANCH  
SOUTHWEST  
PORTUNITIES)  
(PENTACORE  
ENGINEERING)  
(RHODES DESIGN &  
DEVELOPMENT)

Following statements from the appellant regarding the need for a showing of legal hardship to increase the height of the recreational buildings (on Item No. 34) and nonconformance to the code (on Item No. 35), the applicant's representatives spoke in support of both items, including that the ordinance does not require 30% be assigned to an individual lot (but requires a certain amount of open space which must be common usable open space) and that the height variance is needed in order to get proper air circulation, dehumidification, and for architectural reasons and in order to provide the proposed indoor facilities.

FINAL ACTION: After further statements from the applicant's representatives regarding the issue of legal hardship, including that the design is constrained by some physical factors such as topography, availability of the land, the outholdings, and the shape, and discussion regarding a Supreme Court decision on a use variance and the issue of traffic on Durango, it was moved by Commissioner Kenny that the Board approve the recommendations on both Item Nos. 34 and 35.

On roll call motion carried by the following vote:

Voting Aye: Commissioners Bingham,  
Christensen, Hunt, Kenny,  
Williams  
Voting Nay: Commissioner Woodbury  
Absent: Commissioner Atkinson Gates

**RHODES RANCH**

**TENTATIVE MAP &  
EXTENSION OF TIME  
APPEAL**

**TM-0245-96**

**Project Description** A 339 unit single family residential subdivision on 232 acres.

**Location** West side of Durango Drive between Warm Springs Road and a point approximately 250 feet South of the centerline of Windmill Lane (alignment); further described as a portion of Section 8 and a portion of the NW1/4 of Section 17, Township 22 South, Range 60 East.

**Tentative Map** 339, R-E (Rural Estates Residential) Zone, planned unit development lots.

**Extension of Time** One year extension of time until October 3, 1998.

**Waiver** Waiver of Title 28, Subdivisions, to permit interior residential blocks to up to 2,400 feet where 1,000 feet maximum is the standard.

**APN** 176-08-201-012, 013; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002, 003; 176-08-701-001; 176-08-801-001, 002; 176-17-101-006, 007, 008

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**STANDARD CONDITIONS/TM,FM: (mb)**

1. Unless a final map is recorded on all or part of this subdivision, approval of a tentative map will expire in one year.
2. The property owner must execute an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
3. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.
4. As required by Clark County Code or if recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, as required by Clark County code or if recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, street and flood channel dedication and/or improvements will be required. Drainage and traffic studies must be submitted and approved prior to Planning Commission approval of a final map. If the property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to the final map being scheduled for a Board of County Commissioners' meeting.
5. Fire hydrants must be provided in compliance with Fire Department specifications. Waivers of street improvements do not waive fire hydrant requirements. A three foot fire hydrant easement is required behind all street frontage lot lines.
6. All conditions of approval and all state statutes and county ordinances must be satisfied prior to recording the final map. The final map will not be recorded until a water commitment is obtained from the appropriate water purveyor.

**MASTER PLAN:**

**ENTERPRISE - UP TO COMMUNITY DISTRICT 3  
(MAXIMUM OF 2 DU/AC)**

- continued -



**RHODES RANCH**

**TENTATIVE MAP &  
EXTENSION OF TIME  
APPEAL**

**TM-0245-96**

**OWNER:** Southwest Opportunities

**APPLICANT:** Pentacore Engineering

**CORRESPONDENT:** Pentacore Engineering  
6763 W. Charleston Blvd.  
Las Vegas, NV 89102

**BACKGROUND:** MP-0784-96 (Major Project Concept Plan) was approved by the Board of County Commissioners on 6/19/96 for the overall 1,330 acre Rhodes Ranch (RR). This site is denoted on the concept plan as part of an adult community area. The current request is submitted outside of the major project review process. The developer is seeking to begin development in accordance with the existing zoning while the issues related to the larger major project are being resolved. UC-1131-96, which approved the planned unit development project, was approved by the Planning Commission on August 8, 1996 and approved on appeal to the Board of County Commissioners on September 4, 1996. The current request is in conformance with the existing approved Enterprise Land Use and Development Guide, with an overall density of 1.46 dwelling units per acre. Common usable open space provided is a total of 132.16 acres, where a minimum of 4.67 acres of open space are required.

**STAFF COMMENTS:** Staff recommends approval. Staff also requests that this item be heard either concurrently with VS-1374-96 or subsequent to the hearing by the Board of County Commissioners. This item has been appealed by a concerned citizen who states that the tentative map is not conforming to code.

**APPROVALS:** None

**PROTESTS:** None

**PLANNING COMMISSION ACTION:** October 3, 1996 - HELD - to 10/17/96 per applicant request.

**PLANNING COMMISSION ACTION:** October 17, 1996 - APPROVED - Subject to right-of-way dedication; drainage and traffic studies and compliance; full off-sites; paved all weather legal access, VS-1374-96 to have Board of County Commissioner approval prior to final map approval at Planning Commission.  
Vote: Unanimous  
Absent: Fierro, Watson  
Abstain: Johnson

VC-1353-96  
AMENDED

**Project Description** A 14.71 acre recreation area/complex (52,300 square feet of building area) with horseshoe courts, swimming pool, tennis courts, exercise/fitness course, shuffleboard courts, tot lot, basketball courts, miniature golf, and maintenance facilities for a 339 lot single family planned unit development on a total of 231.91 acres, as part of a mixed use comprehensive planned community on 1,330 acres.

**Location** Approximately 2,500 feet North of Windmill Lane approximately 350 feet west of Durango Drive; further described as a portion of the E1/2 of Section 8, Township 22 South, Range 60 East.

**Variance** Increase the height of recreational buildings to 50 feet where 35 feet maximum is the standard (previously noticed as an accessory use (guard house) prior to the principal use (single family residential homes)) in a R-E (Rural Estates Residential) Zone.

**APN** 176-08-301-004

## STANDARD CONDITIONS/UC,VC,DR: (mb)

1. Approval of this application will expire in one year unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied.
2. The property owner must execute an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
3. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.
4. If recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits.
5. Fire hydrants must be provided in compliance with Fire Department specifications. Waivers of street improvements do not waive fire hydrant requirements. A three foot fire hydrant easement is required behind all street frontage lot lines.

**MASTER PLAN:** ENTERPRISE - UP TO COMMUNITY DISTRICT 3  
(MAXIMUM OF 2 DU/AC)

**OWNER:** Rhodes Ranch Land Holding

**APPLICANT:** Rhodes Design and Development

**CORRESPONDENT:** Dick Chambers  
Rhodes Design & Development  
4630 S. Arville, Ste. B  
Las Vegas, NV 89103

**VC-1353-96  
AMENDED**

**BACKGROUND:** MP-0784-96 (Major Project Concept Plan) was approved by the Board of County Commissioners on 6/19/96 for the overall 1,330 acre Rhodes Ranch. This site is denoted on the Concept Plan as part of an adult community area. The Planning Commission approved UC 1131-96 for a planned unit development for a 399 unit single family development in the R-E zone. This project was previously proposed as a guard house for a gated community prior to construction of a principle structure. The applicant has revised the project so that a principle structure (recreational building) will be constructed first. However, the overall height of the structure exceeds the maximum permitted in the R-E zoning district.

**STAFF COMMENTS:** Staff has found no showing of a legal hardship to justify this variance as required by code. It is incumbent on the applicant to prove the legal hardship at this time. This has been appealed by a property owner in the area indicating no hardship being shown for the 50 foot height and the building could be redesigned with no problem.

**APPROVALS:** None

**PROTESTS:**

**PLANNING COMMISSION ACTION:** October 15, 1996 - APPROVED - Subject to full off-sites; drainage study and compliance; right-of-way width, gates and/or guard house are to be in conformance with master traffic study when approved; VS-1374-96 to record prior to permits issuance.  
Vote: Unanimous  
Absent: Valentine

# Board of County Commissioners

YUKON COUNTY, NEVADA

YVONNE ATKINSON GATES

Chairman

PAUL J. CHRISTENSEN

Vice-Chairman

JAY BINGHAM

LORRAINE HUNT

ERIN KENNY

MYRNA WILLIAMS

BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

VS-1374-96  
DURANGO/SPRINGS  
PROPERTIES, LTD  
PARTNERSHIP  
RHODES RANCH  
HOLDINGS LTD  
PARTNERSHIP  
SOUTHWESTERN  
OPPORTUNITIES LTD  
PARTNERSHIP  
(RHODES HOMES)  
(ITEM NO. 21)

AND

UC-1525-96  
SOUTHWESTERN  
OPPORTUNITIES ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 22)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the petition of Durango/Springs Properties, Ltd Partnership Rhodes Ranch Holdings Ltd Partnership Southwestern Opportunities Ltd Partnership (Rhodes Homes) to vacate and abandon the ATTACHED described easements and public rights-of-way, subject to utility company requirements; right-of-way dedication to include Warm Springs, Durango Drive, Fort Apache Road, and all necessary rights-of-way to access the adjacent parcels that would be landlocked by this vacation or provide alternate access to those parcels with notarized consent from the affected parcels; right-of-way dedication at the intersection of Warm Springs Road and Durango Drive and the intersection of Warm Springs Road and Fort Apache so that each intersection leg can accommodate three through lanes, two exclusive left-turn lanes and one exclusive right-turn lane entering the intersection, and three through lanes exiting the intersection; dedication will be required on all intersection legs for which the developer currently has property rights, or acquired property rights before the development now named "Rhodes Ranch" completes build-out; dedicate 120 feet of right-of-way on Warm Springs Road (60 feet on each side of centerline) between Durango Drive and Fort Apache Road. Additional rights-of-way will be used to accommodate bicycle and walking trails; dedication will be required on all portions of Warm Springs Road for which the developer currently has property rights, or acquired property rights before the development now named "Rhodes Ranch" completes build-out; subject to the ATTACHED conditions (Item No. 21):

-continued-

# Board of County Commissioners

CLARK COUNTY, NEVADA

YVONNE ATKINSON GATES  
Chairman  
PAUL J. CHRISTENSEN  
Vice-Chairman  
JAY BINGHAM  
LORRAINE HUNT  
ERIN KENNY  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

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Continued - page 2

VS-1374-96  
DURANGO/SPRINGS  
PROPERTIES, LTD  
PARTNERSHIP  
RHODES RANCH  
HOLDINGS LTD  
PARTNERSHIP  
SOUTHWESTERN  
OPPORTUNITIES LTD  
PARTNERSHIP  
(RHODES HOMES)  
EM NO. 21)

AND

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described application of Southwestern Opportunities et al (Rhodes Design & Development) for a use permit, subject to an 18-month review with extension of time to be a public hearing; paving and gravel requirements within the PM 10 unattainment area, and all equipment to be located within the gravel pit; applicant is advised that approval requires a 1,000 foot setback to any equipment or batch plant from an existing occupied residential dwelling on any other property; a time limit of five years for review or the time required for completion of the major project, whichever comes first per code; drainage study and compliance; paved legal haul route to be approved by the Clark County Traffic Engineer and the Nevada Department of Transportation; vacation of all BLM right-of-way grants and right-of-way to record prior to permits; Southwestern Opportunity Limited Partnership and any contractor performing aggregate processing as asphaltic or ready-mix concrete batching will treat all routes and parking areas with an effective dust inhibiting surface; all truck tires will be washed as they leave plant site and pass onto paved access roads so as to minimize dust associated with tracing of mud on paved roads; operator will cover all trucks with tarps; the ready-mix concrete operations, asphaltic concrete operations, and processing of aggregate will be conducted employing low profile,

AND

UC-1525-96  
SOUTHWESTERN  
OPPORTUNITIES ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 22)

-continued-

# Board of County Commissioners

CLARK COUNTY, NEVADA

YVONNE ATKINSON GATES

Chairman

PAUL J. CHRISTENSEN

Vice-Chairman

JAY BINGHAM

LORRAINE HUNT

ERIN KENNY

MYRNA WILLIAMS

BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

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Continued - Page 3

VS-1374-96  
DURANGO/SPRINGS  
PROPERTIES, LTD  
PARTNERSHIP  
RHODES RANCH  
HOLDINGS LTD  
PARTNERSHIP  
SOUTHWESTERN  
OPPORTUNITIES LTD  
PARTNERSHIP  
(RHODES HOMES)  
(ITEM NO. 21)

AND

UC-1525-96  
SOUTHWESTERN  
OPPORTUNITIES ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 22)

portable equipment which contain and use adequate pollution control features; operator will shield such activities by the use of berms or recessing operations below grade or similar measures to reduce noise, visual impact, and dust on existing and future commercial and residential developments; operator will take such steps as are necessary to mitigate the visual, noise, dust and any other impacts on nearby residential and/or commercial development related to the aggregate processing plants, including the primate processing plants, the ready-mix concrete and asphaltic concrete plants, subject to the ATTACHED conditions (Item No. 22):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

PRE-FINAL ACTION: The subject items (Nos. 21 & 22), being related, and there being no objections, were heard together.

Staff introduced Item No. 21 (VS-1374-96) and modified the Planning Commission recommendation (beginning on line 11) to state: dedication and widths to be determined in the master traffic study and obtained with the development and that dedication will be required on all intersection legs for which the developer currently has property rights or acquires property rights before the development now named "Rhodes Ranch" completes build-out; additional rights-of-way to accommodate regional bicycle and trail systems to be approved by Clark County and dedicated prior to development; and

-continued-

# Board of County Commissioners

ORK COUNTY, NEVADA

YVONNE ATKINSON GATES  
Chairman  
PAUL J. CHRISTENSEN  
Vice-Chairman  
JAY BINGHAM  
LORRAINE HUNT  
ERIN KENNY  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

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Continued - Page 4

VS-1374-96  
DURANGO/SPRINGS  
PROPERTIES, LTD  
PARTNERSHIP  
RHODES RANCH  
HOLDINGS LTD  
PARTNERSHIP  
SOUTHWESTERN  
OPPORTUNITIES LTD  
PARTNERSHIP  
(RHODES HOMES)  
(ITEM NO. 21)

AND

UC-1525-96  
SOUTHWESTERN  
OPPORTUNITIES ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 22)

that dedication will be required on all portions of major arterials for which the developer currently has property rights or acquires property rights before the development now named "Rhodes Ranch" completes build-out; and advised that everything beyond line 11 of the recommendation of the Planning Commission will be deleted.

Staff then introduced Item No. 22 (UC-1525-96) and recommended approval, and added the condition that the limits of the excavation, access/haul route, and gravel operation area be as shown on the map dated 10/14/96, reference Exhibit "A."

The applicant's representative briefed the Board on the vacation and abandonment request (VC-1525-96), clarified the various dedications, and accepted the recommendations of staff.

Legal counsel for the applicant briefed the Board on the use permit, referred to a drawing of the area, stated the excavation is limited to the area of the golf course, added a condition that any excess material can only be used by the Rhodes Companies in the town of Spring Valley or the area of Enterprise, which should eliminate the concern of truck traffic covering a large portion of the County; and then concurred with the conditions of staff.

Discussion was held regarding the applicant's options if the use permit is not approved; and

-continued-

# Board of County Commissioners

ORK COUNTY, NEVADA

YVONNE ATKINSON GATES

Chairman

PAUL J. CHRISTENSEN

Vice-Chairman

JAY BINGHAM

LORRAINE HUNT

ERIN KENNY

MYRNA WILLIAMS

BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates,

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VS-1374-96  
DURANGO/SPRINGS  
PROPERTIES, LTD  
PARTNERSHIP  
RHODES RANCH  
HOLDINGS LTD  
PARTNERSHIP  
SOUTHWESTERN  
OPPORTUNITIES LTD  
PARTNERSHIP  
(RHODES HOMES)  
(ITEM NO. 21)

AND

UC-1525-96  
SOUTHWESTERN  
OPPORTUNITIES ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 22)

following questioning, neither County legal counsel nor Public Works staff could recall a situation wherein a developer was not allowed to remove extra material (sand, gravel, et cetera).

Statements were received from an interested party representing approximately sixty-five adjacent residents, in opposition to the project regarding areas of concern, including the truck traffic, noise, dust and stated that the project violates amendments to a County ordinance (#1880) made in August of 1996, that the use permit avoids responsible planning; that the Planning Commission denied protestors the right to speak on October 17, 1996; their belief the entire application should be sent back to the drawing board until the amendments to the ordinance are clarified; and that they are going to litigate the means by which the property was acquired from the Bureau of Land Management.

Discussion was held as to the options of the Board with regard to the placing of conditions on the use permit; staff advised that the amendments to the ordinance were put in place in response to a decision of the Supreme Court, and that they feel the application is appropriate and does comply with the recently adopted requirements for a use permit and gravel extraction operation, including batching; and is comfortable with the recommendations of the Planning Commission on both the vacation and abandonment and the use permit applications.

-continued-



# Board of County Commissioners

ORK COUNTY, NEVADA

YVONNE ATKINSON GATES

Chairman

PAUL J. CHRISTENSEN

Vice-Chairman

JAY BINGHAM

LORRAINE HUNT

ERIN KENNY

MYRNA WILLIAMS

BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

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VS-1374-96  
DURANGO/SPRINGS  
PROPERTIES, LTD  
PARTNERSHIP  
RHODES RANCH  
HOLDINGS LTD  
PARTNERSHIP  
SOUTHWESTERN  
OPPORTUNITIES LTD  
PARTNERSHIP  
(RHODES HOMES)  
(ITEM NO. 21)

Following questions, the interested party in opposition stated the opinion of what the use permit allows and the wish that the project be self-contained, that the gravel manufactured be used within the project, and that there be some sequencing of how the project is going to be constructed.

AND

Discussion was held and in answer to questions regarding whether there are limits to the gravel pit, staff referred to drawings and Exhibit "B," dated August 16, 1996, which details the parameters; and suggested the Board may wish to limit the radius of off-site sales of excess materials.

UC-1525-96  
SOUTHWESTERN  
OPPORTUNITIES ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 22)

Further discussion was held and there being no objections, Vice Chairman Christensen called a recess in the proceedings.

At the hour of 11:30 a.m., the Board recessed and reconvened at the hour of 11:45 a.m., with the following members present, constituting a quorum of the members thereof: Vice Chairman Paul Christensen, Commissioners Jay Bingham, Lorraine Hunt, Myrna Williams, Bruce L. Woodbury. Absent: Commissioners Yvonne Atkinson Gates, Erin Kenny.

Other interested parties in opposition expressed their opinions regarding areas of concern, including the dust; reports from the Health District on violations of construction, sand and gravel, and ready-mix companies; restrictions from the Air Pollution Control Board; their opinion

-continued-

# Board of County Commissioners

RK COUNTY, NEVADA

YVONNE ATKINSON GATES

Chairman

PAUL J. CHRISTENSEN

Vice-Chairman

JAY BINGHAM

LORRAINE HUNT

ERIN KENNY

MYRNA WILLIAMS

BRUCE L. WOODBURY

Absent: Atkinson Gates, Kenny

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VS-1374-96  
DURANGO/SPRINGS  
PROPERTIES, LTD  
PARTNERSHIP  
RHODES RANCH  
HOLDINGS LTD  
PARTNERSHIP  
SOUTHWESTERN  
OPPORTUNITIES LTD  
PARTNERSHIP  
(RHODES HOMES)  
(ITEM NO. 21)

AND

UC-1525-96  
SOUTHWESTERN  
OPPORTUNITIES ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 22)

there has been no compromise from the applicant or support from the Board for the citizens; Mr. Robert Verchota submitted photographs (not received by the Clerk) to demonstrate the blast area of the project and reiterated the request that the applicant's use of the gravel be limited.

The applicant's representative provided rebuttal statements concerning the export of the excess materials; referred to drawings of the project and the 1,000 foot radius from any neighboring properties within which the applicant is prohibited from affecting with any activity; reiterated the gravel processing will be for use of their projects and the export of the excess will be limited; staff stated the applicant has had the proper permits in place when required; discussion was held regarding areas of concern, including a physical limitation for off-site sales of excess materials and a setback for the batch plant from residences; and Commissioner Bingham called for the question.

Commissioner Williams left the meeting.

FINAL ACTION: Following further discussion, it was moved by Commissioner Bingham that Item No. 21 (VS-1374-96) be approved, subject to utility company requirements; right-of-way dedication to include Warm Springs, Durango Drive, Fort Apache Road, and all necessary rights-of-way to access the adjacent parcels that would be landlocked by this vacation or provide alternate access to those parcels with notarized consent from the affected

-continued-

# Board of County Commissioners

RK COUNTY, NEVADA

YVONNE ATKINSON GATES  
Chairman  
PAUL J. CHRISTENSEN  
Vice-Chairman  
JAY BINGHAM  
LORRAINE HUNT  
ERIN KENNY  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

Absent: Atkinson Gates, Kenny, Williams

Continued - Page 8

VS-1374-96  
DURANGO/SPRINGS  
PROPERTIES, LTD  
PARTNERSHIP  
RHODES RANCH  
HOLDINGS LTD  
PARTNERSHIP  
SOUTHWESTERN  
OPPORTUNITIES LTD  
PARTNERSHIP  
(RHODES HOMES)  
(ITEM NO. 21)

AND

UC-1525-96  
SOUTHWESTERN  
OPPORTUNITIES ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 22)

parcels; right-of-way dedication at the intersection of Warm Springs Road and Durango Drive and the intersection of Warm Springs Road and Fort Apache so that each intersection leg can accommodate three through lanes, two exclusive left-turn lanes and one exclusive right-turn lane entering the intersection, and three through lanes exiting the intersection; dedication and widths to be determined in master traffic study and obtained with development; dedication will be required on all intersection legs for which the developer currently has property rights, or acquires property rights before the development now named "Rhodes Ranch" completes build-out; additional rights-of-way to accommodate regional bicycle and trail systems to be approved by Clark County and dedicated prior to development; dedication will be required on all portions of major arterials for which the developer currently has property rights or acquires property rights before the development now named "Rhodes Ranch" completes build-out; subject to the attached conditions; and that Item No. 22 (UC-1525-96) be approved, subject to off-site sales being limited to within a five-mile radius for Rhodes Company projects; a 1,500 foot setback for the batch plant from existing occupied residential dwellings on any other property line; limit excavation, access/haul route, and gravel operation area as shown on map dated 10/14/96, reference Exhibit "A" and Exhibit "B"; subject to the Planning Commission recommendations; and subject to the attached conditions.

-continued-

# Board of County Commissioners

RK COUNTY, NEVADA

YVONNE ATKINSON GATES  
Chairman  
PAUL J. CHRISTENSEN  
Vice-Chairman  
JAY BINGHAM  
LORRAINE HUNT  
ERIN KENNY  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

Absent: Atkinson Gates, Kenny, Williams

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Continued - Page 9

VS-1374-96  
DURANGO/SPRINGS  
PROPERTIES, LTD  
PARTNERSHIP  
RHODES RANCH  
HOLDINGS LTD  
PARTNERSHIP  
SOUTHWESTERN  
OPPORTUNITIES LTD  
PARTNERSHIP  
(RHODES HOMES)  
(ITEM NO. 21)

On roll call, motion carried by the following  
vote:

Voting Aye: Commissioners Bingham,  
Christensen, Hunt  
Voting Nay: Commissioner Woodbury  
Abstaining: None  
Absent: Commissioners Atkinson Gates,  
Kenny, Williams

AND

UC-1525-96  
SOUTHWESTERN  
OPPORTUNITIES ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 22)

**DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP PUBLIC HEARING  
RHODES RANCH HOLDINGS LTD PARTNERSHIP  
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP**

**VS-1374-96**

**Location** Between Warm Springs Road (alignment) & Windmill Lane (alignment) and Fort Apache Road (alignment) and Durango Drive (alignment); and between Windmill Lane (alignment) & and Torino Avenue (alignment) and Grand Canyon Drive (alignment) & Durango Drive (alignment) in a R-E (Rural Estates Residential) (Planned Unit Development) Zone.

**Vacate and Abandon** Easements & Public Rights-of-Way.

**Description** Public right-of-way being a portion of Dapple Gray Road between Eldorado Lane and Maulding Avenue (alignment); Eldorado Lane between Dapple Gray Road and Quarterhorse Lane (alignment); Riley Street between Windmill Lane (alignment) and Mistral Avenue; Windmill Lane (alignment) between Riley Street and Bonita Vista (alignment); and Mistral Lane between Riley Street and Bonita Vista (alignment); and all easements of interest to Clark County within Sections 8, 17, and 18, Township 22 South, Range 60 East (exact description on file).

**APN** 176-08-101-001, 016; 176-08-201-002, 006, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002; 176-08-801-001, 002; 176-17-101-006 thru 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004; 176-18-601-004; 176-18-701-008, 010, 011; 176-18-801-005

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**STANDARD CONDITIONS /VS: (mb)**

1. Approval of this application will expire in two years unless all conditions of approval have been satisfied and an Order of Vacation is recorded by the County.
2. If recommended by the Department of Public Works and specified by the Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if recommended by the Department of Public Works and specified by the Board of County Commissioners, street and flood channel dedication and/or improvements will be required. If the property is located in a flood zone, a drainage study must be submitted to and approved by the Department of Public Works and the Regional Flood Control District.
3. All necessary utility easements will be retained or reserved.

**MASTER PLAN:** ENTERPRISE - UP TO COMMUNITY DISTRICT 3 (MAXIMUM OF 2 DU/AC)

**OWNER:** Durango/Springs Properties, Ltd Partnership  
Rhodes Ranch Holdings LTD Partnership  
Southwestern Opportunities LTD Partnership

**APPLICANT:** Rhodes Homes

- continued -

**DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP  
RHODES RANCH HOLDINGS LTD PARTNERSHIP  
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP**

**PUBLIC HEARING**

**VS-1374-96**

**CORRESPONDENT:** Pentacore Engineering  
Patsy Mains  
6763 W. Charleston Boulevard  
Las Vegas, NV 89120

**BACKGROUND:** MP-0784-96 (Major Project Concept Plan) was approved by the Board of County Commissioners on 6/19/96 for the overall 1,330 acre Rhodes Ranch. The majority of the area included in this request is denoted on the Concept Plan as part of an adult community area. The developer is seeking to begin development in accordance with the existing zoning while the issues related to the larger major project are being resolved. UC-1131-96, which approved the planned unit development project, was approved by the Planning Commission on August 8, 1996 and upheld on appeal to the Board of County Commissioners on September 4, 1996. The specific plan for the Rhodes Ranch project (MP-0785-96) was approved by the Planning Commission on October 3, 1996. TM-0245-96 for a 339 lot R-E (PUD) subdivision is scheduled to be heard by the Planning Commission on October 17, 1996.

**STAFF COMMENTS:** Staff has no objection to vacating easements not required for streets.

**APPROVALS:** None

**PROTESTS:** 2 present

**PLANNING COMMISSION ACTION:** October 15, 1996 - APPROVED - Subject to utility company requirements; right-of-way dedication to include Warm Springs, Durango Drive, Fort Apache Road, and all necessary rights-of-way to access the adjacent parcels that would be landlocked by this vacation or provide alternate access to those parcels with notarized consent from the affected parcels; right-of-way dedication at the intersection of Warm Springs Road and Durango Drive and the intersection of Warm Springs Road and Fort Apache so that each intersection leg can accommodate three through lanes, two exclusive left-turn lanes and one exclusive right-turn lane entering the intersection, and three through lanes exiting the intersection; dedication will be required on all intersection legs for which the developer currently has property rights, or acquires property rights before the development now named "Rhodes Ranch" completes build-out; dedicate 120 feet of right-of-way on Warm Springs Road (60 feet on each side of centerline) between Durango Drive and Fort Apache Road. Additional rights-of-way will be used to accommodate bicycle and walking trails; dedication will be required on all portions of Warm Springs Road for which the developer currently has property rights, or acquired property rights before the development no named "Rhodes Ranch" completes build-out.

Vote: Unanimous  
Absent: Valentine



# Department of Comprehensive Planning

## Current Planning Division

Mission Statement: "To serve and protect the community by guiding development, enhancing the living environment, and promoting innovative ways to conserve natural resources."



Richard B. Holmes  
Director

Bonnie Rihaldi  
Assistant Director

Lucy A. Stewart  
Assistant Director  
Current Planning

Jeff Harris  
Planning Manager  
Advanced Planning

Lesia Coder  
Planning Manager  
Current Planning

Dennis Bechtel  
Planning Manager  
Nuclear Waste

February 28, 1997

Pentacore Engineering  
6763 W. Charleston Blvd  
Las Vegas, NV 89102

### REFERENCE: WT-1954-96

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **February 19, 1997**, and was **APPROVED** subject to the conditions listed below (and/or sheet(s) attached). If any documents are enclosed, you will be required to execute those documents and comply with all conditions prior to the issuance of a building permit or a business license.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each of which will have its own expiration date. It is the applicant's responsibility to keep each application current.

**CONDITIONS:** Subject to a one year period of time and coordination of design of improvements with Decatur paving project

### PLEASE BE AWARE THAT:

1. All conditions of approval and all applicable state statutes and local ordinances must be satisfied prior to recording a map or issuance of a building permit, certificate of occupancy or business license, whichever is required.
2. All new construction requires building permits in accordance with the Uniform Building Code as adopted by Clark County and submission of a plot and grading plan prepared by a registered professional civil engineer showing property lines, building locations, topography and such other data as required by the Building Department.
3. All types of development, except single family residential, must provide landscaping of the types listed and in the locations specified in the Clark County Design Manual and Plant List.

#### COMMISSIONERS

YVONNE ATKINSON GATES, Chair • LORRAINE T. HUNT, Vice-Chair  
ERIN KENNY • MARY J. KINCAID • LANCE M. MALONE • MYRNA WILLIAMS • BRUCE L. WOODBURY  
DONALD L. "Pat" SHALMY, County Manager

# Board of County Commissioners

CLARK COUNTY, NEVADA

YVONNE ATKINSON GATES  
Chairman  
LORRAINE HUNT  
Vice-Chairman  
ERIN KENNY  
MARY J. KINCAID  
LANCE M. MALONE  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

Absent: None

Commissioner Woodbury returned to the meeting.

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WT-1954-96  
RHODES RANCH LAND  
HOLDING L.P.  
(RHODES DESIGN AND  
DEVELOPMENT)

SUBJECT MATTER: In the matter of the ATTACHED described application of Rhodes Ranch Land Holding L.P. (Rhodes Design and Development) for a waiver of conditions (held from February 5, 1997):

REPRESENTATIVE(S): Present

DOCUMENT(S) SUBMITTED:

1. Letter dated February 18, 1997 to Mr. Chris Kaempfer, Esq., Kummer Kaempfer Bonner & Renshaw, Ltd. from Lennard Grodzinsky, P.E., Pentacore Engineering, Inc. with attachments (four pages)
2. Copies of photographs (6) of an example of a 32' private residential street and typical street activity in an adult community (submitted by Attorney Chris Kaempfer)

PRE-FINAL ACTION: Following introduction of the item, the Board was advised of staff's amended recommendation for no objection to a 33-foot wide pavement section with variable curb widths and limited to the use within the single-family residential subdivisions on streets with direct access to 150 lots or less; streets with direct access to greater than 150 lots and/or the main entrance to the subdivision may be permitted to use the reduced street section if approved after submittal and review of the traffic analysis; and that in no case shall reduced street widths be permitted on collector or arterial streets.

The Board received statements from the applicant's legal counsel in support of the application with reference made to other private communities that have street widths of 36' or less (as indicated in the letter from Pentacore Engineering).

FINAL ACTION: It was moved by Commissioner Malone

-continued-



# Board of County Commissioners

CLARK COUNTY, NEVADA

YVONNE ATKINSON GATES

Chairman

LORRAINE HUNT

Vice-Chairman

ERIN KENNY

MARY J. KINCAID

LANCE M. MALONE

MYRNA WILLIAMS

BRUCE L. WOODBURY

Absent: None

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Continued - Page 2

WT-1954-96  
RHODES RANCH LAND  
HOLDING L.P.  
(RHODES DESIGN AND  
DEVELOPMENT)

that the Board approve the application, subject to the ATTACHED conditions.

Following comments from Public Works staff regarding measurement of the streets, the plans for Sun City Summerlin indicating public streets with 40' and 50' widths, and their recommended conditions, the applicant's representative commented on the street measurement done by Pentacore Engineering and there being no necessity to extend this to a noncomparable situation.

On roll call motion carried by the following vote:

Voting Aye: Commissioners Hunt, Kenny,  
Kincaid, Malone, Williams,  
Woodbury

Voting Nay: Commissioner Atkinson Gates

*Board of County Commissioners*

CLARK COUNTY, NEVADA

YVONNE ATKINSON GATES  
Chairman  
PAUL J. CHRISTENSEN  
Vice-Chairman  
JAY BINGHAM  
LORRAINE HUNT  
ERIN KENNY  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

Bingham, Woodbury  
Commissioner Kenny returned to the meeting.

-1956-96  
RHODES RANCH LAND  
DEVELOPMENT L.P.  
AND  
RHODES DESIGN &  
DEVELOPMENT)  
ITEM NO. 50)

SUBJECT MATTER: In the matter of the ATTACHED described Rhodes Ranch Land Development L. P. et al (Rhodes Design & Development) Development agreement (Item No. 50) (held from earlier this date - see page 55):

AND

AND

SUBJECT MATTER: In the matter of the ATTACHED described application of Rhodes Ranch Land Development, L.P., et al (Rhodes Design & Development) for waivers (Item No. 58):

~~-1953-96~~  
RHODES RANCH LAND  
DEVELOPMENT, L.P.  
AND  
RHODES DESIGN &  
DEVELOPMENT)  
ITEM NO. 58)

AND

SUBJECT MATTER: In the matter of the ATTACHED described application of Rhodes Ranch Land Development, L.P., et al (Rhodes Design & Development) for waivers (Item No. 59):

AND

-1954-96  
RHODES RANCH LAND  
DEVELOPMENT, L.P.  
AND  
RHODES DESIGN &  
DEVELOPMENT)  
ITEM NO. 59)

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DOCUMENT(S) SUBMITTED:

1. Rhodes Ranch Development Agreement Addendum 12/17/96 (3 pages) (submitted by staff);
2. Development Agreement between the County of Clark and Rhodes Ranch Limited Partnership, A Nevada Limited Partnership; Rhodes Ranch Land Holdings Limited Partnership A Delaware Limited Partnership; Southwestern Opportunities Limited Partnership, A Nevada Limited Partnership; and Durango/Springs Limited Partnership (82 pages) (submitted by staff);
3. Seven (7) photographs of adjacent property (submitted by Robert Judd).

-continued-

*Board of County Commissioners*

CLARK COUNTY, NEVADA

YVONNE ATKINSON GATES  
Chairman  
PAUL J. CHRISTENSEN  
Vice-Chairman  
JAY BINGHAM  
LORRAINE HUNT  
ERIN KENNY  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

at: Bingham, Woodbury

Continued - Page 2

DA-1956-96  
RHODES RANCH LAND  
DEVELOPMENT L.P.  
FINAL  
RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 50)

AND

DA-1953-96  
RHODES RANCH LAND  
DEVELOPMENT, L.P.  
FINAL  
RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 58)

AND

DA-1954-96  
RHODES RANCH LAND  
DEVELOPMENT, L.P.  
FINAL  
RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 59)

PRE-FINAL ACTION: There being no objections, Item Nos. 50, 58 and 59 (Rhodes Development) were heard at the same time.

Staff introduced Item No. 50 and recommended, in accordance with Title 26, approval of the final development agreement, subject to the findings as annotated in the agenda, which include the Rhodes Ranch Development Agreement Addendum 12/17/96, a change to that addendum read into the record by staff on the first page, paragraph Sec. 4.4, sixth line down, removing the words "good faith," with all the rest remaining the same.

Staff then introduced Item No. 58 and recommended approval, subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; approval and compliance with all the provisions of the development agreement (DA-1956-96); compliance with the Rhodes Ranch Planned Community Specific Plan (MP-785-96), dated October 3, 1996 and approved by the Board of County Commissioners on October 16, 1996; the golf course facility to be required to convert to source irrigation water, other than potable water, in accordance with development agreement as soon as alternate source is available; design review as a public hearing if there are any substantial changes to the plans to the clubhouse; to comply with DA-1956-96, which includes updating drainage and traffic studies with each phase and full off-sites.

Item No. 59 was then introduced and staff recommended approval, subject to street width to

-continued-

# Board of County Commissioners

ARK COUNTY, NEVADA

YVONNE ATKINSON GATES

Chairman

PAUL J. CHRISTENSEN

Vice-Chairman

JAY BINGHAM

LORRAINE HUNT

ERIN KENNY

MYRNA WILLIAMS

BRUCE L. WOODBURY

Absent: Bingham, Woodbury

Continued - Page 3

DA-1956-96  
RHODES RANCH LAND  
DEVELOPMENT L.P.  
ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 50)

AND

ZC-1953-96  
RHODES RANCH LAND  
DEVELOPMENT, L.P.  
ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 58)

AND

WT-1954-96  
RHODES RANCH LAND  
DEVELOPMENT, L.P.  
ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 59)

be a minimum of 37 feet with L-type curb and 39 feet with rolled or wedge curb on Waiver #2; right-of-way width to be back of curb to back of curb with sidewalk outside of right-of-way and execute a public access easement and license and maintenance agreement for landscaping in right-of-way and sidewalk outside of right-of-way on Waiver #3 and #4; Waiver #5 subject to 39-foot right-of-way width back of curb to back of curb.

Statements were received from a representative of Item No. 50, in support of the agreement, concurrence with the conditions and recommendations; and in praise of the efforts of staff members.

A representative of Item Nos. 58 and 59 concurred with staff conditions, and that full off-sites would be in phases as the project is being built.

Statements were received from an interested party regarding areas of concern, including access roads; park mitigation fees; and a request for deletion of paragraph (b) on page 10 of the agreement; and staff proceeded to clarify the various concerns expressed.

Statements were received from the Chairman of the Enterprise Citizens Advisory Council regarding the process involved and his opinion the public is not being adequately included and from an interested party who submitted photographs and expressed concern as to his inability to develop his adjacent property.

-continued-

# Board of County Commissioners

ARK COUNTY, NEVADA

YVONNE ATKINSON GATES

Chairman

PAUL J. CHRISTENSEN

Vice-Chairman

JAY BINGHAM

LORRAINE HUNT

ERIN KENNY

MYRNA WILLIAMS

BRUCE L. WOODBURY

Absent: Bingham, Woodbury

Continued - Page 4

DA-1956-96  
RHODES RANCH LAND  
DEVELOPMENT L.P.  
ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 50)

AND

ZC-1953-96  
RHODES RANCH LAND  
DEVELOPMENT, L.P.  
ET AL  
(RHODES DESIGN  
DEVELOPMENT)  
(ITEM NO. 58)

AND

WT-1954-96  
RHODES RANCH LAND  
DEVELOPMENT, L.P.  
ET AL  
(RHODES DESIGN &  
DEVELOPMENT)  
(ITEM NO. 59)

Statements were received from the applicant's representatives and comments were received from Board members.

FINAL ACTION: Following further discussion, it was moved by Commissioner Christensen and carried by unanimous vote of the members present that the applications (Nos. 50, 58 & 59) be approved as recommended, subject to the aforementioned conditions as recommended by staff; and subject to the ATTACHED conditions.

## PUBLIC HEARING

APP. NUMBER / OWNER / DESCRIPTION OF REQUEST

**ZC-1955-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL. ZONE CHANGE** to reclassify property from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone, R-3 (Multiple Family Residential) Zone, R-4 (Multiple Family Residential - High Density) Zone, C-P (Office & Professional) Zone, C-2 (General Commercial) Zone, H-1 (Limited Resort & Apartment) Zone on 1,376 acres. USE PERMIT to established modified residential development standards, outside dining in conjunction with a restaurant, and one resort hotel and casino establishment. Generally located between Sunset Road and Pebble Road and Durango Drive and approximately 330 feet West of Grand Canyon Drive; further described as portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East (description on file). EKmb

## RELATED INFORMATION:

**MASTER PLAN:** SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3.

**BACKGROUND:** The P-C Overlay District sets forth provisions by which a modification of the property developments standards of the approved zoning district may be approved through the issuance of a conditional use permit. The applicant has submitted the appropriate materials which sets forth the conditions and limitations for the residential zoning districts for the entire Rhodes Ranch Planned Community. As part of the justification for the proposed standards, the applicant believes that a greater variety of housing types can be introduced, thereby offering more attractive streetscapes, flexibility for different market segments and age groups, and subdivision lotting concepts. Although the Planned Community Parameters only show proposed residential zoning classifications for R-2, R-3, and R-4, the applicant has included modified development standards for R-1 and R-1a for flexibility purposes if the market demands change. The applicant is processing a separate zone change (ZC-1953-96) which will establish the P-C (Planned Community Overlay District) Zoning for this property.

The applicant is proposing to rezone one site to H-1 for the proposed development of a resort hotel/casino. It is located on the west side of Durango Drive on the north and south sides of Maule Avenue. It is proposed to be a 13 story, 217 foot high, 1,000 room resort hotel, with approximately 215,000 square feet of casino area.

The planned community will contain up to 9,000 dwelling units within three residential categories. Residential Low consists of a maximum of 6,810 dwellings on 1,103 acres with a density range of 3 to 10 dwelling units per acre or an average density of 6.17 dwelling units per acre. With an average density of 16 dwelling units per acre, the Residential Medium category consists of 832 units on 52 acres with a density range of 8 to 18 dwelling units per acre. The Residential High category may contain up to 1,358 units on 49 acres for an average density of 27.71 dwelling units per acre within a density range of 16 to 28 dwelling units per acre. In addition, there will be 10 acres of C-P zoning, 87 acres of C-2 zoning, and 75 acres designated as H-1. A request for H-1 zoning is considered an expansion of the gaming enterprise zone and reports supporting that expansion must accompany this request. The applicants have submitted written documentation supporting expansion of the gaming enterprise zone.

The applicant is also processing ZC-1953-96, WT-1954-96, and DA-1956-96 which were heard at the December 18, 1996 Board of County Commissioners meeting.

**STAFF COMMENTS:** The proposed zone change is in conformance with the adopted specific plan for this planned community. Staff believes the proposed project is unique in that it will have a high degree of self-sufficiency and will provide for a wide range of benefits and amenities for the residents of Rhodes Ranch. The H-1 request is an expansion of the gaming enterprise zone and the Board of County Commissioners must make the following findings: that the roads, water, sanitation, utilities, and related services to the location are adequate; the proposed establishment will not unduly impact public services, consumption of natural resources, and quality of life enjoyed by

7C-1955-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL

residents of the surrounding neighborhoods; the proposed establishments will enhance, expand, and stabilize employment and the local economy; the proposed establishments are located in an area planned for this purpose; the proposed development will not be detrimental to the health, safety, and general welfare of the community or be incompatible with the surrounding area; and that traffic studies have been submitted for review. Staff believes the applicant has brought forth adequate evidence to demonstrate that the issues and contents required to be addressed have been sufficiently addressed. With these considerations, staff recommends approval.

APPROVALS: Enterprise Citizen’s Advisory Council

PROTESTS: 1 present

**PLANNING COMMISSION ACTION:** December 19, 1996 - APPROVED - Subject to resolution of intent for 8 years; compliance with all the provisions of the development agreement (DA-1956-96); compliance with the Rhodes Ranch Planned Community Specific Plan (MP-0785-96) dated October 3, 1996 and approved by the Board of County Commissioners on October 16, 1996; the golf course facility to be required to convert to source irrigation water other than potable water as soon as an alternate source is available or 8 years, whichever comes first; design review as a public hearing on the final plans for the future commercial developments and on the hotel casino if there are any substantial changes to the plan; reducing the H-1 acres to what is actually needed for the hotel casino and related uses; casino approval subject to the plans as shown on file; provide A-3 landscape buffering between R-E zoned properties and any multi-family and non-residential developments. Vote: Unanimous Absent: Valentine

**STANDARD CONDITIONS:** This action will expire in two years for a zone change, and one year for a use permit, variance or design review unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied. The property owner must execute a Resolution of Intent and an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed. If required by the Commission, a drainage study and/or traffic study must be submitted and approved and all improvements must comply with the approved studies. Further, if required by the Commission, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits. All necessary utility easements will be retained or reserved.

OWNER: Rhodes Ranch Land Development, LP, et al                      APPLICANT: Rhodes Design & Development  
 CONTACT: Pentacore Engineering, 6763 W. Charleston Blvd., Las Vegas, NV 89102

APN: 176-05-101-010, 013; 176-05-201-002, 003, 007, 014, 017, 018; 176-05-301-004; 176-05-401-001 THRU 005; 176-05-401-008, 009; 176-05-601-002, 003, 004, 007, 008; 176-05-701-002 THRU 004, 006, 012; 176-05-801-001, 002, 008, 009, 014; 176-08-101-010, 016, 020; 176-08-201-002 THRU 006; 176-08-201-008, 009, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002, 003; 176-08-701-001; 176-08-801-001, 002; 176-17-101-002, 006 THRU 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004; 176-18-601-001, 004; 176-18-701-008, 010, 011; 176-18-801-001, 005

**PUBLIC HEARING**

APP. NUMBER / OWNER / DESCRIPTION OF REQUEST

**ZC-1953-96 - RHODES RANCH LAND DEVELOPMENT, L.P., ET AL ZONE CHANGE** to reclassify property from R-E (Rural Estates Residential) Zone to R-E (Rural Estates Residential) Zone P-C (Planned Community Overlay District) on 1,376 acres. **USE PERMIT** To permit an 18 hole golf course. Generally located between Sunset Road and Pebble Road and Durango Drive and approximately 330 feet west of Grand Canyon Drive; further described as portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East. EKmb

**MASTER PLAN: SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3.**

**BACKGROUND:** The Clark County Code was amended to allow provisions for the P-C (Planned Community Overlay District). P-C Overlay district is designed and intended to enable and encourage the development of large tracts of land which are under unified ownership or control as individual integrated communities so as to achieve an effective land development pattern. Rhodes Ranch Land Development, L.P., et al is requesting to establish the P-C Overlay District on 1,376 acres which comprises all of the area included in the Rhodes Ranch Planned Community. The P-C Overlay District may be established outside the urban growth, when commitments are made for the provisions of sufficient infrastructure concurrent related development through a development agreement. Approval of the P-C Overlay District shall be subject to approval of the associated development agreement. This zone change request only establishes the overlay zoning for the property. The applicant is processing a separate zone change (ZC-1955-96) which will establish the zoning of R-2, R-3, R-4, C-P, C-2, and H-1.

Approval of the P-C Overlay District shall include the adoption of the Planned Community Parameters. The planned community will contain up to 9,000 dwelling units within three residential categories. Residential Low consists of a maximum of 6,810 dwellings on 1,103 acres with a density range of 3 to 10 dwelling units per acre or an average density of 6.17 dwelling units per acre. With an average density of 16 dwelling units per acre, the Residential Medium category consists of 832 units on 52 acres with a density range of 8 to 18 dwelling units per acre. The Residential High category may contain up to 1,358 units on 49 acres for an average density of 27.71 dwelling units per acre within a density range of 16 to 28 dwelling units per acre. In addition, there will be 172 acres of commercial development which will include a future H-1 site for a resort hotel/casino.

Also proposed with this application is an 18 hole golf course with a driving range and practice green. Associated facilities will include an approximate 13,000 square foot clubhouse, locker rooms, and cart storage areas.

The applicant is also processing ZC-1955-96, FM-308-96 and SC-1957-96 to be heard at the December 19, 1996, Planning Commission meeting. WT-1954-96 and DA-1956-96 are companion items on this agenda.

**PRELIMINARY STAFF RECOMMENDATION:** The proposed zone change is in conformance with the adopted specific plan for this planned community. Staff believes the proposed project is unique in that it will have a high degree of self-sufficiency and will provide for a wide range of benefits and amenities for the residents of the Rhodes Ranch Planned Community and Clark County. With these considerations, staff recommends approval subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; approval and compliance with all the provisions of the development agreement (DA-1956-96); compliance with the Rhodes Ranch Planned Community Specific Plan (MP-785-96) dated October 3, 1996 and approved by the Board of County Commissioners on October 16, 1996; the golf course facility to be required to convert to source irrigation water, other than potable water, as soon as an alternate source is available or 8 years whichever comes first; design review as a public hearing if there are any substantial changes to the plans to the clubhouse.



**ZC-1953-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET AL:**

**STANDARD CONDITIONS:** This action will expire in two years for a zone change, and one year for a use permit, variance or design review unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied. The property owner must execute a Resolution of Intent and an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.

If required by the Commission, a drainage study and/or traffic study must be submitted and approved and all improvements must comply with the approved studies. Further, if required by the Commission, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits. All necessary utility easements will be retained or reserved.

OWNER: Rhodes Ranch Land Development, L.P. et al                      APPLICANT: Rhodes Design & Development  
CONTACT: Pentacore Engineering, 6763 W. Charleston Blvd, Las Vegas NV 89102

APN: 176-05-101-010, 013; 176-05-201-002, 003, 007, 014, 017, 018; 176-05-301-004; 176-05-401-001 THRU 005; 176-05-401-008, 009; 176-05-601-002, 003, 004, 007, 008; 176-05-701-002 THRU 004, 006, 012; 176-05-801-001, 002, 008, 009, 014; 176-08-101-010, 016, 020; 176-08-201-002 THRU 006; 176-08-201-008, 009, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002, 003; 176-08-701-001; 176-08-801-001, 002; 176-17-101-002, 006 THRU 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004; 176-18-601-001, 004; 176-18-701-008, 010, 011; 176-18-801-001, 005

## PUBLIC HEARING

APP. NUMBER / OWNER / DESCRIPTION OF REQUEST

**DA-1956-96 RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL.; DEVELOPMENT AGREEMENT** A final agreement containing an outline and rules for the orderly development of a mixed use comprehensive planned development known as the Rhodes Ranch Development on approximately 1,375 acres. Generally located between Sunset Road and Pebble Road and Durango Drive and approximately 330 feet west of Grand Canyon Drive; further described as portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East (description in file). EKmb

**RELATED INFORMATION**

**MASTER PLAN:** SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3

**BACKGROUND:** The draft development agreement (DA-1673-96) was approved by the Board of County Commissioners on November 20, 1996. The applicant is also processing ZC-1955-96, FM-0308-96, and SC-1957-96 to be heard at the December 19, 1996 Planning Commission meeting. WT-1954-96 and ZC-1953-96 are companion items on this agenda.

**PRELIMINARY STAFF RECOMMENDATION:** In accordance with Title 26.40.040(b)(5)(A-H), the Board may approve the Final Development Agreement with findings of the following:

- (A) Any additional review and processing fees have been paid in accordance with the approved schedule of fees and charges;
- (B) Final action has been taken approving the land use application for the proposed development project;
- (C) The development agreement is a necessary and appropriate mechanism to implement the development of the project;
- (D) The development agreement is consistent with the objectives, policies, general land uses, and programs specified in the master plan;
- (E) The development agreement is compatible with the uses authorized in, and the regulations prescribed for, the zoning district(s) in which the property is proposed to be located and all other provisions of Title 29 of this code;
- (F) The development agreement is in conformity with the public convenience, general welfare and good land use practices;
- (G) The development agreement will not be detrimental to the public health, safety and general welfare;
- (H) The development agreement will not adversely affect the orderly development of property or the preservation of property values; and
- (I) The development agreement is consistent with the provisions of NRS Chapter 278.

Staff has reviewed the final development agreement and recommends that the Board accept these findings.

**STANDARD CONDITIONS:** This action will expire in two years for a zone change, and one year for a use permit, variance or design review unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied. The property owner must execute a Resolution of Intent and an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.

If required by the Commission, a drainage study and/or traffic study must be submitted and approved and all improvements must comply with the approved studies. Further, if required by the Commission, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits. All necessary utility easements will be retained or reserved.

**OWNER:** Rhodes Ranch Land Development L.P. et all

**APPLICANT:** Rhodes Design & Development

**DA-1956-96 RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL**

CONTACT: Rhodes Design & Development, 4630 S. Arville St Ste B, Las Vegas NV 89103

APN: 176-05-101-010, 013; 176-05-201-002, 003, 007, 014, 017, 018; 176-05-301-004; 176-05-401-001 THRU 005; 176-05-401-008, 009; 176-05-601-002, 003, 004, 007, 008; 176-05-701-002 THRU 004, 006, 012; 176-05-801-001, 002, 008, 009, 014; 176-08-101-010, 016, 020; 176-08-201-002 THRU 006; 176-08-201-008, 009, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002, 003; 176-08-701-001; 176-08-801-001, 002; 176-17-101-002, 006 THRU 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004; 176-18-601-001, 004; 176-18-701-008, 010, 011; 176-18-801-001, 005

## PUBLIC HEARING

APP. NUMBER / OWNER / DESCRIPTION OF REQUEST

**WT-1954-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL.: HOLDOVER WAIVER OF CONDITIONS** to an exception to Title 28, Subdivisions, requiring "street widths to be a minimum of 37 feet with L-type curb and 39 feet with rolled or wedge curb" for a master planned community on 1,376 acres. Generally located between Warm Springs Road and Pebble Road and Durango Drive and Fort Apache Road; further described as portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East. EKmb

**RELATED INFORMATION:**

APN: 176-05-101-010, 013; 176-05-201-002, 003, 007, 013, 014, 017, 018; 176-05-301-004; 176-05-401-001, 008, 009; 176-05-601-002 THRU 004, 007, 008; 176-05-701-002 THRU 006, 009, 012; 176-05-801-001 THRU 003, 008, 009, 014; 176-08-101-016; 176-08-201-002 THRU 006, 008, 009, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002; 176-08-801-001, 002; 176-17-101-002, 006 THRU 008; 176-17-301-005, 176-17-401-001; 176-17-501-001, 002, 004, 013,; 176-18-601-001, 004; 176-18-701-008, 010, 011; 176-18-801-001, 005

**MASTER PLAN:** SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3.

**BACKGROUND:** The applicant is requesting these modifications as part of a master planned community known as Rhodes Ranch. The waiver request to modify the street standards was approved by the Board of County Commissioners on December 18, 1996. In that application, the applicant requested to permit a 36 inch "wedge" type curb on private streets where "roll" or "L" curbs are the standard. The applicant indicates that the private streets are within an age restricted community and will be strictly controlled by CC&Rs. In addition, the community will be highly internalized by offering a full range of recreational facilities and golf course inherent with the typical residents of this type community located within a private gated area encouraging golf carts as a form of transport. This tends to lead to unusually low vehicular traffic within the community and low demand for street parking.

**PRELIMINARY STAFF RECOMMENDATION:** Staff recommends denial of 36 foot streets; no objection to 37 foot streets with 24 inch wedge curb or 39 foot streets with 30 or 36 inch wedge curb.

**COUNTY COMMISSION ACTION:** February 5, 1997 - HELD - To 2/19/97, further study.

**STANDARD CONDITIONS:** This action will expire in two years for a zone change, and one year for a use permit, variance or design review unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied. The property owner must execute a Resolution of Intent and an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.

If required by the Commission, a drainage study and/or traffic study must be submitted and approved and all improvements must comply with the approved studies. Further, if required by the Commission, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits. All necessary utility easements will be retained or reserved.

OWNER: Rhodes Ranch Land Development, L.P. et al

APPLICANT: Rhodes Design & Development

CONTACT: Tiffany Benware, Pentacore Engineering, 6763 W Charleston Blvd, Las Vegas NV 89102

## APP. NUMBER / OWNER / DESCRIPTION OF REQUEST

**WT-1954-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL.:** WAIVER An exception to Title 28, Subdivisions, to modify street standards on 1,376 acres. Generally located between Warm Springs Road and Pebble Road and Durango Drive and Fort Apache Road; further described as portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East. EKmb

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 RELATED INFORMATION:
**WAIVERS:**

1. Permit block lengths up to 2,400 feet where 1,000 feet is standard;
2. Permit 36 foot back-of-curb to back-of-curb width for private streets where 40 feet is the standard;
3. Permit a detached meandering sidewalk with one of the following two options:
  - a. Permit landscaping in the public right-of-way, or
  - b. Permit a right-of-way width of 90 feet for a public street where 100 feet is the minimum;
4. Permit a detached meandering sidewalk, a landscaped median in the public right-of-way, and "uplights" and one of the following two options:
  - a. Permit landscaping in the public right-of-way, or
  - b. Permit a right-of-way width of 90 feet for a public street where 100 feet is the minimum; and
5. Permit 36 inch "wedge" type curb on private streets where "roll" or "L" curbs are the standard.

**MASTER PLAN:** SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3.

**BACKGROUND:** The applicant is requesting these modifications as part of a master planned community known as Rhodes Ranch. Waiver #1 is for block lengths within the individual subdivisions. The blocks are not one long street segment but a series of street segments that are broken up through the use of knuckles. Waiver #2 is for 36 foot back-of-curb to back-of-curb streets for the interior roads and would provide a four foot wide sidewalk on one side for a total street width of 40 feet. The Board of County Commissioners has approved previous reductions in private street width to 37 feet from back-of-curb to back-of-curb. Waiver #3 would affect Fort Apache Road for the portion of the project that abuts this street. Waiver #4 affects two section line streets. The first is Durango Drive between the future alignment of the Southern Beltway and Windmill Lane. The second street is Warm Springs Road west of Durango Drive for those portions of the project that abut this street. Waiver #5 would include a wedge type curb which would only affect the interior streets and private loop roads without a landscaped median. The applicant is also processing ZC-1955-96, FM-0308-96, and SC-1957-96 scheduled for the December 19, 1996 Planning Commission meeting. ZC-1953-96 and DA-1956-96 are companion items on this agenda.

**PRELIMINARY STAFF RECOMMENDATION:** Approval subject to street width to be a minimum of 37 feet with L-type curb and 39 feet with rolled or wedge curb on waiver #2; right-of-way width to be back of curb to back of curb with sidewalk outside of right-of-way and execute a public access easement and license and maintenance agreement for landscaping in right-of-way and sidewalk outside of right-of-way on waiver #3 and #4; waiver #5 subject to 39 foot right-of-way width back of curb to back of curb.

**STANDARD CONDITIONS:** This action will expire in two years for a zone change, and one year for a use permit, variance or design review unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied. The property owner must execute a Resolution of Intent and an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the

**WT-1954-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL.:**

boundary of public sewerage treatment facility, an odor easement must be executed.

If required by the Commission, a drainage study and/or traffic study must be submitted and approved and all improvements must comply with the approved studies. Further, if required by the Commission, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits. All necessary utility easements will be retained or reserved.

OWNER: Rhodes Ranch Land Development, L.P. et al

APPLICANT: Rhodes Design & Development

CONTACT: Pentacore Engineering, 6763 W Charleston Blvd, Las Vegas NV 89102

APN: 176-05-101-010, 013; 176-05-201-002, 003, 007, 014, 017, 018; 176-05-301-004; 176-05-401-001 THRU 005; 176-05-401-008, 009; 176-05-601-002, 003, 004, 007, 008; 176-05-701-002 THRU 004, 006, 012; 176-05-801-001, 002, 008, 009, 014; 176-08-101-010, 016, 020; 176-08-201-002 THRU 006; 176-08-201-008, 009, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002, 003; 176-08-701-001; 176-08-801-001, 002; 176-17-101-002, 006 THRU 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004; 176-18-601-001, 004; 176-18-701-008, 010, 011; 176-18-801-001, 005

# Board of County Commissioners

( COUNTY, NEVADA

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Absent: Atkinson Gates, Woodbury

ZC-1955-96  
RHODES RANCH LIMITED  
PARTNERSHIP, ET AL  
(RHODES DESIGN &  
DEVELOPMENT)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described application of Rhodes Ranch Limited Partnership, Et Al (Rhodes Design & Development) for a zone change and use permit, subject to resolution of intent for eight years; compliance with all the provisions of the development agreement (DA-1956-96); compliance with the Rhodes Ranch Planned Community Specific Plan (MP-0785-96) dated October 3, 1996 and approved by the Board on October 16, 1996; the golf course facility to be required to convert to source irrigation water other than potable water as soon as an alternate source is available or eight years, whichever comes first; design review as a public hearing on the final plans for the future commercial developments and on the hotel casino if there are any substantial changes to the plan; reducing the H-1 acres to what is actually needed for the hotel casino and related uses; casino approval subject to the plans as shown on file; provide A-3 landscape buffering between R-E zoned properties and any multi-family and non-residential developments; and subject to the ATTACHED conditions:

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DOCUMENT(S) SUBMITTED:

1. Buffering Requirements , accompanied with:
  - a. Modified Residential Development Standards (two pages);
  - b. Rhodes Ranch CPC - Common Open Space Standards;
  - c. Rhodes Ranch Planned Community Parameters;
  - d. Rhodes Ranch Zoning Map
2. Notarized handwritten statement of Harold Long, accompanied with:

-continued-

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Continued - Page 2

ZC-1955-96  
RHODES RANCH LIMITED  
PARTNERSHIP, ET AL  
(RHODES DESIGN &  
DEVELOPMENT)

- a. Notarized statement of Robert Judd;
- b. Letter dated November 19, 1996 to Rhodes Design & Development from the Department of Comprehensive Planning (two pages) (submitted by Robert Judd)
3. Photographs (2) of neighboring property (submitted by Robert Judd)

PRE-FINAL ACTION: Following introduction of the item, including Background and Staff Comments, the Board was advised of staff's support of the Planning Commission recommendation with the following changes: on line 5, within the fourth condition, it should read "...potable water in accordance with the development agreement (DA-1956-96)"; on line 3, within the third condition, it should read "compliance with the Rhodes Ranch Planned Community Specific Plan as well as ZC-1953-96"; and to delete the requirement for "design review as a public hearing" leaving the balance of the sentence and adding that "the design review should be included for multi-family as well". Staff further stated that the ATTACHED handout on buffering requirements should be added as conditions of approval; the applicant should be advised that regarding the wall height of eight feet, this may require an administrative variance; and that related to the setbacks, the parenthetical 15 feet and over 15 feet should be deleted.

The Board received statements from the applicant's representatives in support of the application, including acceptance of the conditions with modifications in the buffering requirements (that Requirement 1 read "A Design Review as a Public Hearing shall be required on any proposed development with R-3 or more dense development...;" in Requirement 2, Parcel Nos.

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# Board of County Commissioners

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MARY J. KINCAID

LANCE M. MALONE

MYRNA WILLIAMS

BRUCE L. WOODBURY

Absent: Atkinson Gates, Woodbury

Continued - Page 3

ZC-1955-96  
RHODES RANCH LIMITED  
PARTNERSHIP, ET AL  
(RHODES DESIGN &  
DEVELOPMENT)

176-08-201-007 and 176-08-201-011 be deleted and replaced with Parcel Nos. 176-17-501-003 and 176-17-601-001).

Staff then commented on the requested modifications to the buffering requirements of the applicant, advising of the need to not change Requirement 1. Following discussion regarding the outcome of Buffering Requirement 1 as written and the notification process, staff advised that they would not be opposed to limiting Requirement 1 to Sections 8, 17, and 18. After further statements from the applicant's representatives regarding modifying Requirement 1 to be limited to Section 17 and any proposed development with R-3 or above, or possibly limiting Requirement 1 to any proposed development at a density greater than eight units an acre, the Board heard statements from concerned residents in the area in opposition to the application and regarding their concerns on the matter, including the impact of a proposed casino in a residential area, buffer zone and dust problems, enforcement of use permits, encroachment on neighboring property for power lines, gravel trucks exceeding the five-mile speed limit, and a need for additional conditions to be imposed (including an 80 foot setback between any development, an 8 foot block wall, appropriate landscaping in setback areas to be maintained by Rhodes Ranch, a buffer zone of single-story low density homes, an acknowledgement in the deed that the purchasers know they are buying property next to a horse property, and any lighting for Rhodes Ranch to be directed away).

Further discussion was held regarding the major development process schedule, the problem with the gravel trucks exceeding the five-mile speed limit,

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# Board of County Commissioners

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BRUCE L. WOODBURY

Absent: Atkinson Gates, Woodbury

Continued - Page 4

ZC-1955-96  
RHODES RANCH LIMITED  
PARTNERSHIP, ET AL  
(RHODES DESIGN &  
DEVELOPMENT)

the allegation that residents received incomplete information at a previous hearing on the zone change, approval of the traffic study, and the off-site traffic mitigation fee required of the developer.

Upon questioning, staff confirmed that the applicant has complied with all requirements of the code and the analysis of the impacts of the proposed development.

Following additional statements from the applicant's representatives, including a request for a reasonable amount of time to install cyclone fencing to prevent trespassing (upon written authority from the neighboring property owner to do so) due to the need for a building permit and to identify the property boundaries, and agreement to the additional conditions of staff that address the concerns regarding the 8' wall height, the landscaping buffer, and 20' setback that would allow single-story homes (as they apply to the subject property), more discussion was held regarding the modification of Buffering Requirement 1.

FINAL ACTION: It was moved by Commissioner Kincaid that the Board approve the recommendation, subject to the foregoing additional conditions as recommended by staff and agreed to by the applicant, including the buffering requirements with the modification of Buffering Requirement 1 to read "design review required on any proposed development in Section 17 with attached dwelling units within 500 feet of the boundary of Rhodes Ranch" (or "8 units per acre within the boundary" or "any other as required by staff").

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# Board of County Commissioners

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MARY J. KINCAID

LANCE M. MALONE

MYRNA WILLIAMS

BRUCE L. WOODBURY

Absent: Atkinson Gates, Woodbury

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Continued - Page 5

ZC-1955-96  
RHODES RANCH LIMITED  
PARTNERSHIP, ET AL  
(RHODES DESIGN &  
DEVELOPMENT)

Upon questioning, Commissioner Kincaid confirmed that she is limiting Buffering Requirement 1 to Section 17 with staff to have the discretion to propose a design review if there are other protests. Commissioner Kincaid then included in her motion the inclusion of the two parcels requested by the applicant in Buffering Requirement 2.

Staff then clarified that the motion for approval includes Buffering Requirement 1 to read "A Design Review as a public hearing required on any proposed development in Section 17 with attached dwelling units which exceeds 8 units to the acre within 500 feet of the boundary of Rhodes Ranch or the Judd and Verchota properties or at the discretion of staff; Buffering Requirement 2 to read "For Parcel Nos. 176-17-601-001 and 176-17-501-003, buffering shall consist of the following:..."; and a fence adjacent to Mr. Judd's property with his authority and to be constructed as soon as possible, and that the pulling of those permits is not to exceed 60 days.

On roll call motion as clarified carried by unanimous vote of the members present.

Staff further clarified that the motion included all the Planning Commission conditions with changes recommended by staff.

Buffering Requirements:

1. A Design Review as a Public Hearing shall be required on any proposed development with attached dwelling units within 500 feet of the boundary of Rhodes Ranch.
2. For the parcels adjacent to the Rhodes Ranch boundary in Sections 17 and 18, unless owned by BLM or Rhodes, and Parcel No's 176-08-201-007 and 176-08-201-011 in Section 8, buffering shall consist of the following:
  - Setback: 20 feet to single story; 50 feet to two story.
  - Landscaping: Drought tolerant, low-water using evergreen variety planted a minimum of twenty feet on center.
  - Wall Height: 8 feet.
  - Recreation Areas: No Recreation Areas, other than the golf course, within 50 feet of the common property line between Rhodes Ranch and the adjacent parcel.
  - Lighting: Any lighting shall be hooded and directed away from the private non-Rhodes Ranch parcels.
3. Attached dwelling units, multi-family and/or commercial or industrial land uses may have increased buffering requirements if imposed as conditions of the Design Review.

**Planning Commission**  
CLARK COUNTY, NEVADA

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*Chairman*  
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*Vice Chairman*  
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VIRGINIA VALENTINE  
WILL WATSON  
DR. WILLIAM WHITE

RICHARD B. HOLMES  
*Executive Secretary*  
LUCY STEWART  
*Assistant Director*

Absent: White

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VC-1556-96

SOUTHWESTERN  
OPPORTUNITIES

APPROVED

**STAFF RECOMMENDATIONS:** Mr. Shane Ammerman, Senior Planner, presented the application and stated staff has found no showing of a legal hardship as required by code to justify the variance. It is incumbent upon the applicant to show a legal hardship at this time.

**PUBLIC HEARING:**

**SPEAKER(S):** 2 in agreement; 0 in protest.

**PLANNING COMMISSION ACTION:** It was moved by Commissioner C. Johnson and carried unanimously that VC-1556-96 be Approved with staff recommendations and the standard conditions listed on the attached application.

**COMMISSIONERS VALENTINE AND FIERRO WERE OUT OF CHAMBERS FOR THIS VOTE.**

VC-1556-96

**Project Description** 17.50 acres of non-contiguous property to be included in a future zone change request to P-C (Planned Community Overlay District) for a 1,347.5 acre master planned community (Rhodes Ranch).

**Location** Between Wagon Trail Avenue and Pama Lane (alignment) on the East and West sides of Dapple Gray Road; further described as a portion of the NW1/4 of Section 5, Township 22 South, Range 60 East.

**Variance** To include 17.5 acres of non-contiguous property in a future zone change request to P-C (Planned Community Overlay District) for a 1,347.5 acre master planned community in an R-E (Rural Estates Residential) PUD (Planned Unit Development) Zone.

**APN** 176-05-101-010 & 013; 176-05-201-002 & 003

## STANDARD CONDITIONS/UC,VC,DR:(mb)

1. Approval of this application will expire in one year unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied.
2. The property owner must execute an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
3. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.
4. If recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits.
5. Fire hydrants must be provided in compliance with Fire Department specifications. Waivers of street improvements do not waive fire hydrant requirements. A three foot fire hydrant easement is required behind all street frontage lot lines.

**MASTER PLAN:** ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC) COMMUNITY DISTRICT 3

**OWNER:** Southwestern Opportunities

**APPLICANT:** Rhodes Design and Development

**CORRESPONDENT:** Dick Chambers  
Rhodes Design and Development  
4630 S. Arville St., Ste. B  
Las Vegas, NV 89103

**PLANNING COMMISSION  
MINUTES**

**NOV 05 1996**

VC-1556-96

**BACKGROUND:**

MP-0784-96 (Major Project Concept Plan) was approved by the Board of County Commissioners on 6/19/96 for the overall 1,330 acre Rhodes Ranch. UC-1131-96 was approved by the Planning Commission on August 8, 1996 for an R-E (PUD) project consisting of a 339 lot single family planned unit development with a 14.71 acre recreation area/complex on 231.91 acres as part of a mixed use comprehensive planned community. That request was in conformance with the existing approved Enterprise Land Use and Development Guide with an overall density of 1.46 dwelling units per acre. On October 3, 1996, the Planning Commission approved the specific plan portion of the major project review procedure (MP-0785-96 for Rhodes Ranch). One of the next steps in this process is the submittal of a zone change request to P-C (Planned Community Overlay District). Section 29.48.020(B) requires that any property included in a planned community must be contiguous not just at a point, but must be contiguous for at least 300 feet. The parcels in question meet only at a point to the remainder of the Rhodes Ranch Master Planned Community. Since the P-C overlay district and major projects process are relatively new staff can not support the request. However after having used the process staff has found there maybe need for code amendments in the future. The commission may wish to address this issue more completely in the future.

**PRELIMINARY STAFF  
RECOMMENDATION:**

**Staff has found no showing of a legal hardship to justify this variance as required by code. It is incumbent on the applicant to prove the legal hardship at this time.**

**PLANNING COMMISSION  
MINUTES**

**NOV 05 1996**

**Planning Commission**  
CLARK COUNTY, NEVADA

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TINA FIERRO  
*Vice Chairman*  
CHARLEY JOHNSON  
KIRBY TRUMBO  
VIRGINIA VALENTINE  
WILL WATSON  
DR. WILLIAM WHITE

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RICHARD B. HOLMES  
*Executive Secretary*  
LUCY STEWART  
*Assistant Director*

Absent: White

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VC-1679-96  
SUMMIT ACQUISITIONS, LLC  
APPROVED  
(1 year review)

STAFF RECOMMENDATIONS: Mr. Mario Bermudez, Principal Planner, presented the attached application and stated there has been no showing of a legal hardship to justify the variances as required by code. It is incumbent on the applicant to prove a legal hardship at this time. If approved, staff recommends one year review, right-of-way dedication, access controls, and sign deed restriction forms.

PUBLIC HEARING:

SPEAKER(S): 2 in agreement: 0 in protest.

OVERHEAD: Rendering.

PLANNING COMMISSION ACTION: It was moved by Commissioner Fierro and carried unanimously that VC-1679-96 be Approved, subject to the staff recommendations and subject to the standard conditions listed on the attached application. Note: This approval does not include the Preliminary Staff Recommendation for full off-site improvements.

COMMISSIONER C. JOHNSON WAS OUT OF CHAMBERS FOR THIS VOTE.



VC-1679-96

**Project Description**            **A temporary off-site information center on 5 acres.**

**Location**                    **North side of Warm Springs Road (alignment) approximately 600 feet West of Rainbow Boulevard at 7014 Warm Springs Road; further described as a portion of the SE1/4 of Section 3, Township 22 South, Range 60 East.**

**Variance**                    **Permit a temporary information center where not permitted in an R-E (Rural Estates Residential) Zone.**

**APN**                            **176-03-801-011**

STANDARD CONDITIONS/UC,VC,DR:(gtb)

1. Approval of this application will expire in one year unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied.
2. The property owner must execute an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
3. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.
4. If recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits.
5. Fire hydrants must be provided in compliance with Fire Department specifications. Waivers of street improvements do not waive fire hydrant requirements. A three foot fire hydrant easement is required behind all street frontage lot lines.

**MASTER PLAN:**                    **SPRING VALLEY - UP TO RESIDENTIAL MEDIUM SINGLE FAMILY (7-8 DU/AC); COOPERATIVE MANAGEMENT AGREEMENT AREA AE-60 LDN**

**OWNER:**                            **Summit Acquisitions**

**APPLICANT:**                    **Sherry Carlson**

**CORRESPONDENT:**            **Sherry Carlson  
Rhodes Design & Development  
4630 S. Arville St., Ste. B  
Las Vegas, NV 89103**

**PLANNING COMMISSION  
MINUTES**

**NOV 19 1996**

VC-1679-96

**BACKGROUND:**

ZC-1436-96 was approved by the Board of County Commissioners on 11/06/96 and was partially approved. and is a zone change request to R-3 for a 184 unit apartment complex on this site and the two parcels to the west. The applicant indicates this request is to provide a temporary information facility for people interested in the Rhodes Ranch Planned Community located approximately 2 miles west of this site. The building is intended to be a residential structure. In addition, the site is directly adjacent to Warm Springs Road and a power substation.

**PRELIMINARY STAFF  
RECOMMENDATION:**

**Staff has found no showing of a legal hardship as required by code to justify the variance. It is incumbent upon the applicant to prove a legal hardship at this time. If approved, staff recommends full off-sites and right-of-way dedication; subject to a time limit of one year for review.**

**PLANNING COMMISSION  
MINUTES**

**NOV 19 1996**

**Planning Commission**  
CLARK COUNTY, NEVADA

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WILL WATSON  
DR. WILLIAM WHITE

RICHARD B. HOLMES  
*Executive Secretary*  
LUCY STEWART  
*Assistant Director*

Absent: White, Watson

ROUTINE ACTION AGENDA

(Items 3 through 36, except item 16 & 36 will be heard separately and the deleted items 5, 17, & 25)

SUBDIVISIONS, DESIGN REVIEWS, WAIVERS

Mr. Tracy Foutz, Principal Planner, presented the attached applications as part of the Routine Action Agenda and stated the following items can be taken in one vote. Each item includes the "Preliminary Staff Recommendation" as listed on the attached application.

It was moved by Commissioner C. Johnson and carried unanimously by members present that the Routine Action Agenda items be Approved, incorporating the staff recommendations and the standard conditions listed on the attached application for each item and the added conditions listed on page 6.

Commissioner Valentine abstained on item #3.

ROUTINE AGENDA ITEMS:

Item #03 - FM-0250-96, Antelope Canyon;  
Item #04 - TM-0009-96, Crystal Springs No. 9;  
Item #06 - FM-0258-96, Lewis Homes - Sloan/Charleston;  
Item #07 - FM-0211-96, The McCarran Center No. 5;  
Item #08 - TM-0285-96, Polo Towers Condos Phase III;  
Item #09 - FM-0281-96, Amended Southpark - Unit 1;  
Item #10 - TM-0283-96, Spanish Hills Estates- Unit 3;  
Item #11 - FM-0228-96, Spring Valley Ranch Unit 9;  
Item #12 - FM-0229-96, Spring Valley Ranch Unit II;  
Item #13 - TM-0278-96, Tuscany Village;  
Item #14 - DR-1665-96, Flamingo 94 LLC;  
Item #15 - DR-1685-96, Johnson Family Trust;  
Item #18 - DR-1727-96, Edwin Garcia et al;  
Item #19 - DR-1730-96, Martin & Audrey Pinz et al;  
Item #20 - DR-1731-96, Rhodes Ranch Land Holdings;  
Item #21 - DR-1738-96, Clark County Dept. of Aviation;  
Item #22 - DR-1742-96, Terry D. & Connie J. Andersen;  
Item #23 - DR-1777-96, Sunrise Valley Estates;  
Item #24 - DR-1781-96, Western Equities Development;  
Item #26 - WT-1674-96, Lone Mountain Associates;  
Item #27 - WT-1676-96, James H. Tenney;  
Item #28 - WT-1682-96, Post Polaris, LLC;  
Item #29 - WT-1700-96, Brad A. Reid;  
Item #30 - WT-1703-96, Flamingo Self Storage;  
Item #31 - WT-1713-96, M. Nicholson;  
Item #32 - WT-1714-96, Avis Rent A Car;  
Item #33 - WT-1716-96, Southern California Edison Co.;  
Item #34 - WT-1722-96, Shelby's Creek L.L.C.;  
Item #35 - WT-1746-96, Mike Delfante;

**RHODES RANCH LAND HOLDINGS**

**DR-1731-96**

**Location** South of Robindale Road (alignment) and approximately 350 feet West of Durango Drive; further described as a portion of the E1/2 of Section 8, Township 22 South, Range 60 East.

**Design Review** A one story, 731 square foot guard house and gate entry structure for a 339 lot single family planned unit development with a 14.71 acre recreation area/complex on 231.91 acres in an R-E (Rural Estates Residential) Planned Unit Development Zone.

**APN** 176-08-301-004

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STANDARD CONDITIONS/UC.VC.DR: (mb)

1. Approval of this application will expire in one year unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied.
2. The property owner must execute an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
3. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.
4. If recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits.
5. Fire hydrants must be provided in compliance with Fire Department specifications. Waivers of street improvements do not waive fire hydrant requirements. A three foot fire hydrant easement is required behind all street frontage lot lines.

**MASTER PLAN:** ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC) COMMUNITY DISTRICT 3

**OWNER:** Rhodes Ranch Land Holdings

**APPLICANT:** Rhodes Design & Development

**CORRESPONDENT:** Rhodes Design & Development  
Rose Milner  
4360 So. Arville St. #B  
Las Vegas, NV 89103

**BACKGROUND:** MP-0785-96 (Major Project Specific Plan) was approved by the Board of County Commissioners on October 16, 1996 for the overall 1,348 acre Rhodes Ranch. This site is denoted on the specific plan as part of an adult community area. On September 4, 1996 the Board of County Commissioners gave approval for a planned unit development for 339 single family units in the R-E zone. This proposed guard house and gated entry is for this future community.

**PRELIMINARY STAFF RECOMMENDATION:** Approval subject to a building permit for the principal use being issued prior to or concurrent with construction of the guard house; Clark County Fire Dept. approval of entrance and exit widths; queuing and storage analysis and compliance.

**PLANNING COMMISSION  
MINUTES**

**NOV 21 1996**

# *Board of County Commissioners*

COUNTY, NEVADA

YVONNE ATKINSON GATES  
Chairman  
LORRAINE HUNT  
Vice-Chairman  
ERIN KENNY  
MARY J. KINCAID  
LANCE M. MALONE  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

Absent: Atkinson Gates, Williams, Woodbury  
Commissioner Williams left the meeting.

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SC-1957-96  
RHODES RANCH LAND  
HOLDINGS, L.P./  
SOUTHWESTERN  
OPPORTUNITIES  
(RHODES DESIGN &  
DEVELOPMENT)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described application of Rhodes Ranch Land Holdings, L.P. and Southwestern Opportunities (Rhodes Design & Development) for a street numbering system, subject to the ATTACHED conditions:

REPRESENTATIVE(S): Present

PRE-FINAL ACTION: Following introduction of the item, including Staff Comments, the Board viewed a site plan and received statements from the applicant's representatives in support of the application with reference made to a similar request previously approved for Spanish Trails.

FINAL ACTION: It was moved by Commissioner Kenny and carried by unanimous vote of the members present that the Board approve the recommendation.

## PUBLIC HEARING

APP. NUMBER / OWNER / DESCRIPTION OF REQUEST

**SC-1957-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL: STREET NUMBERING SYSTEM**  
 establishing a two and three digit numbering system for 339 single family homes in an R-E (Rural Estates Residential) Zone Planned Unit Development on 232 acres. Generally located on the west side of Durango Drive between Warm Springs Road and a point approximately 250 feet north of Pebble Road; further described as portions of Sections 8 and 17, Township 22 South, Range 60 East. EKmb

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RELATED INFORMATION:

**MASTER PLAN:** ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC);  
 COMMUNITY DISTRICT 3

**BACKGROUND:** UC-1131-96 was approved for the planned unit development by the Board of County Commissioners on September 4, 1996. The tentative map (TM-0245-96) was approved by the Board of County Commissioners at the November 20, 1996 meeting. The applicant is requesting this system which is similar to that approved for the Spanish Trails development. The applicant is also processing ZC-1953-96, WT-1954-96, and DA-1956-96 which was heard at the December 18, 1996, Board of County Commissioners meeting.

**STAFF COMMENTS:** This request violates county address system policy adopted by the Board of County Commissioners in 1988. The policy requires that addressing follow the numbering system based on a zero grid system beginning in downtown. Staff believes that using a two and three digit system will be confusing for mail delivery and emergency services; therefore, staff recommends denial of this request. However, similar requests have been approved for another master planned community.

**APPROVALS:** Enterprise Citizen's Advisory Council

**PROTESTS:** None

**PLANNING COMMISSION ACTION:** December 19, 1996 - APPROVED. Vote: Unanimous Absent: Valentine

**STANDARD CONDITIONS:** This action will expire in two years for a zone change, and one year for a use permit, variance or design review unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied. The property owner must execute a Resolution of Intent and an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.

If required by the Commission a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if required by the Commission, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits. All necessary utility easements will be retained or reserved.

**OWNER:** Rhodes Ranch Land Development, LP, et al **APPLICANT:** Rhodes Design & Development  
**CONTACT:** Rhodes Design & Development, 4630 So. Arville St. #B, Las Vegas, NV 89103

APN: 176-08-101-016; 176-08-201-002 THRU 006, 008, 009; 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002; 176-08-801-001, 002; 176-17-101-002, 006, 007, 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004, 013

# Board of County Commissioners

CLARK COUNTY, NEVADA

YVONNE ATKINSON GATES

Chairman

LORRAINE HUNT

Vice-Chairman

ERIN KENNY

MARY J. KINCAID

LANCE M. MALONE

MYRNA WILLIAMS

BRUCE L. WOODBURY

Absent: None

Commissioner Woodbury returned to the meeting.

WT-1954-96  
RHODES RANCH LAND  
HOLDING L.P.  
(RHODES DESIGN AND  
DEVELOPMENT)

SUBJECT MATTER: In the matter of the ATTACHED described application of Rhodes Ranch Land Holding L.P. (Rhodes Design and Development) for a waiver of conditions (held from February 5, 1997):

REPRESENTATIVE(S): Present

DOCUMENT(S) SUBMITTED:

1. Letter dated February 18, 1997 to Mr. Chris Kaempfer, Esq., Kummer Kaempfer Bonner & Renshaw, Ltd. from Lennard Grodzinsky, P.E., Pentacore Engineering, Inc. with attachments (four pages)
2. Copies of photographs (6) of an example of a 32' private residential street and typical street activity in an adult community (submitted by Attorney Chris Kaempfer)

PRE-FINAL ACTION: Following introduction of the item, the Board was advised of staff's amended recommendation for no objection to a 33-foot wide pavement section with variable curb widths and limited to the use within the single-family residential subdivisions on streets with direct access to 150 lots or less; streets with direct access to greater than 150 lots and/or the main entrance to the subdivision may be permitted to use the reduced street section if approved after submittal and review of the traffic analysis; and that in no case shall reduced street widths be permitted on collector or arterial streets.

The Board received statements from the applicant's legal counsel in support of the application with reference made to other private communities that have street widths of 36' or less (as indicated in the letter from Pentacore Engineering).

FINAL ACTION: It was moved by Commissioner Malone

-continued-

# Board of County Commissioners

CLARK COUNTY, NEVADA

YVONNE ATKINSON GATES  
Chairman  
LORRAINE HUNT  
Vice-Chairman  
ERIN KENNY  
MARY J. KINCAID  
LANCE M. MALONE  
MYRNA WILLIAMS  
BRUCE L. WOODBURY

Absent: None

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Continued - Page 2

WT-1954-96  
RHODES RANCH LAND  
HOLDING L.P.  
(RHODES DESIGN AND  
DEVELOPMENT)

that the Board approve the application, subject to the ATTACHED conditions.

Following comments from Public Works staff regarding measurement of the streets, the plans for Sun City Summerlin indicating public streets with 40' and 50' widths, and their recommended conditions, the applicant's representative commented on the street measurement done by Pentacore Engineering and there being no necessity to extend this to a noncomparable situation.

On roll call motion carried by the following vote:

Voting Aye: Commissioners Hunt, Kenny,  
Kincaid, Malone, Williams,  
Woodbury

Voting Nay: Commissioner Atkinson Gates



STREET STANDARDS

DURANGO DR/WINDMILL

PUBLIC HEARING

APP. NUMBER / OWNER / DESCRIPTION OF REQUEST

**WT-1954-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL.: HOLDOVER WAIVER OF CONDITIONS** to an exception to Title 28, Subdivisions, requiring "street widths to be a minimum of 37 feet with L-type curb and 39 feet with rolled or wedge curb" for a master planned community on 1,376 acres. Generally located between Warm Springs Road and Pebble Road and Durango Drive and Fort Apache Road; further described as portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East. EKmb

RELATED INFORMATION:

APN: 176-05-101-010, 013; 176-05-201-002, 003, 007, 013, 014, 017, 018; 176-05-301-004; 176-05-401-001, 008, 009; 176-05-601-002 THRU 004, 007, 008; 176-05-701-002 THRU 006, 009, 012; 176-05-801-001 THRU 003, 008, 009, 014; 176-08-101-016; 176-08-201-002 THRU 006, 008, 009, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002; 176-08-801-001, 002; 176-17-101-002, 006 THRU 008; 176-17-301-005, 176-17-401-001; 176-17-501-001, 002, 004, 013; 176-18-601-001, 004; 176-18-701-008, 010, 011; 176-18-801-001, 005

**MASTER PLAN:** SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3.

**BACKGROUND:** The applicant is requesting these modifications as part of a master planned community known as Rhodes Ranch. The waiver request to modify the street standards was approved by the Board of County Commissioners on December 18, 1996. In that application, the applicant requested to permit a 36 inch "wedge" type curb on private streets where "roll" or "L" curbs are the standard. The applicant indicates that the private streets are within an age restricted community and will be strictly controlled by CC&Rs. In addition, the community will be highly internalized by offering a full range of recreational facilities and golf course inherent with the typical residents of this type community located within a private gated area encouraging golf carts as a form of transport. This tends to lead to unusually low vehicular traffic within the community and low demand for street parking.

**PRELIMINARY STAFF RECOMMENDATION:** Staff recommends denial of 36 foot streets; no objection to 37 foot streets with 24 inch wedge curb or 39 foot streets with 30 or 36 inch wedge curb.

**COUNTY COMMISSION ACTION:** February 5, 1997 - HELD - To 2/19/97, further study.

**STANDARD CONDITIONS:** This action will expire in two years for a zone change, and one year for a use permit, variance or design review unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied. The property owner must execute a Resolution of Intent and an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.

If required by the Commission, a drainage study and/or traffic study must be submitted and approved and all improvements must comply with the approved studies. Further, if required by the Commission, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits. All necessary utility easements will be retained or reserved.

OWNER: Rhodes Ranch Land Development, L.P. et al      APPLICANT: Rhodes Design & Development  
CONTACT: Tiffany Benware, Pentacore Engineering, 6763 W Charleston Blvd, Las Vegas NV 89102

# Department of Comprehensive Planning

## Current Planning Division



Mission Statement: "To serve and protect the community by guiding development, enhancing the living environment and promoting innovative ways to conserve natural resources."

500 S. Grand Central Parkway  
PO Box 551744  
Las Vegas, NV 89155-1744  
(702) 455-4314  
Fax: (702) 455-3271

### COMMISSIONERS

Yvonne Atkinson Gates, Chair  
Lorraine T. Hunt, Vice-Chair  
Erin Kenny  
Mary J. Kincaid  
Lance M. Malone  
Myrna Williams  
Bruce L. Woodbury

Dale W. Askew, County Manager

### Director

Richard B. Holmes

### Assistant Director

Current Planning  
Lucy A. Stewart

### Planning Manager

Current Planning  
Lesa Coder

### Planning Manager

Nuclear Waste  
Dennis Bechtel

### REVISED

September 4, 1997

Pentacore Engineering  
6763 W. Charleston Blvd.  
Las Vegas, NV 89102

### REFERENCE: WT-1954-96

The above referenced application was presented before the Clark County Board of County Commission at their regular meeting of **February 19, 1997** and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each will have its own expiration date. It is the applicant's responsibility to keep each application current.

### PLEASE BE AWARE THAT:

1. All conditions of approval and applicable state statues and local ordinances must be satisfied prior to recording a map or issuance of a building permit, certificate of occupancy or business license, whichever is required.
2. All new construction requires building permits in accordance with the Uniform Building Code as adopted by Clark County and submissions of a plot and grading plan prepared by registered professional civil engineer showing property lines, building locations, topography and such other data as required by the Building Department.
3. All types of development, except single family residential, must provide landscaping of the types listed and in the locations specified in the Clark County Design Manual and Plant List.
4. Mobile homes and/or manufactured housing require building permits before they are moved and inspection for the Nevada Safety Seal prior to occupancy.
5. Approval of this application does not constitute approval of a liquor or Gaming license or any other County issued permit, license or approval.
6. The Board of County Commission and/or the Planning Commission have no authority to grant, promise or commit water service. Approval of this application does not constitute any commitment for water service or any commitment for priority statues for future water service.