

11/07/18 BCC AGENDA SHEET

SILVERADO RANCH &  
ARVILLE SINGLE FAMILY  
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
TM-18-500165-SILVERADO LAND PARTNERS, LLC:

TENTATIVE MAP consisting of 200 single family residential lots and common lots on a 28 acre portion of a 35.4 acre parcel in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Arville Street, 660 feet south of Silverado Ranch Boulevard within Enterprise. SB/al/ja (For possible action)

RELATED INFORMATION:

APN:  
177-30-502-007 ptn; 177-30-601-003

LAND USE PLAN:  
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 28 acre portion of a 35.4 acre site
- Number of Lots/Units: 200 residential/17 common elements
- Density (du/ac): 7.1
- Minimum/Maximum Lot Size: 3,302/8,046
- Project Type: Detached single family residential development

The R-2 portion of the development consists of 200 single family residences of 28 acres with a density of 7.1 dwelling units per acre. Access to this portion of the development is provided by a combination of public and private streets. The public streets include Arville Street, Schirls Street, Hinson Street, Landberg Avenue, and Le Baron Avenue. The private streets will be 42 feet in width, with a 4 foot sidewalk located on each side of the street. The private street system will connect this project to the PUD project to the north.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-E	Undeveloped parcels & single family residences

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels
East	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels
West	Residential Suburban (up to 8 du/ac) & Public Facilities	R-E	Undeveloped parcels & a single family residence

**Related Applications**

Application Number	Request
ZC-18-0691	A zone change to reclassify the site to an R-2 and R-3 zone for a residential development is a companion item on this agenda.
VS-18-0690	A request to vacate easements and rights-of-way is a companion item on this agenda.
TM-18-500164	A tentative map for an attached residential planned unit development (townhouses) is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

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

- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 30 feet to 60 feet for Hinson Street, 48 feet for Schirlls Street, 24 feet to 48 feet for Landberg Avenue, 24 feet to 48 feet for Le Baron Avenue, and all associated knuckles and spandrels.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall be named;
- Street A shall maintain the same name as the Street A shown on TM-18-500164;
- Street shown as 'H' shall have the suffix of Court;
- Street shown as 'I' is a bubble street and shall not be named.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0367-2018 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PARADISE HOMES OF NEVADA  
CONTACT: GCW INC, 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146**





# TENTATIVE MAP APPLICATION 19A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)  <input type="checkbox"/> TENTATIVE MAP MAJOR PROJECT	STAFF	DATE FILED: <u>8-30-18</u> PLANNER ASSIGNED: <u>Al</u> ACCEPTED BY: <u>Al</u> FEE: <u>750<sup>00</sup></u> CHECK #: <u>2785163/11677</u> COMMISSIONER: <u>SB</u> OVERLAY(S)? <u>NA</u> TRAILS? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> PFNA? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-18-500165</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>7-26</u> TIME: <u>6:00 PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-17 9A</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>RS</u> NOTES: <u>2018 0801</u>
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PROPERTY OWNER	NAME: <u>Silverado Land Partners, LLC</u> ADDRESS: <u>PO Box 19188</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89132-0188</u> TELEPHONE: <u>(702) 650-5504</u> CELL: <u>(310) 906-8381</u> E-MAIL: <u>Lauren@WindmillCap.com</u>
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APPLICANT	NAME: <u>Pardee Homes of Nevada</u> ADDRESS: <u>4675 W. Teco Road, Suite #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-614-1400</u> CELL: <u>702-614-1400</u> E-MAIL: <u>dan.hale@pardeehomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>GCW, Inc. / Angie Scott</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2126</u> CELL: <u>702-804-2126</u> E-MAIL: <u>ascott@gcwen지니어ing.com</u> REF CONTACT ID #: <u>131084</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-30-502-007 and 177-30-601-003

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Boulevard and Arville Street

TENTATIVE MAP NAME: Silverado Ranch and Arville Single Family

TENTATIVE MAP #: \_\_\_\_\_ GROSS ACREAGE: 28.06

NUMBER OF LOTS: 200 GROSS DENSITY: 7.13

STAFF	COMMENTS: _____ _____ _____ _____ _____
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5523-A064

August 29, 2018

Clark County Development Service  
500 South Grand Central Parkway  
Las Vegas, NV 89155-1744

**RE: Silverado Ranch and Arville Single family  
APN No. 177-30-601-003  
Tentative Map Hold Letter**

Dear Sir/Madam

On behalf of Pardee Homes (PH), GCW, Inc. (GCW), respectfully submits a Tentative Map application for the subject parcel located at Silverado Ranch Boulevard and Arville Street. This Tentative Map is submitted with applications for a Design Review, Conforming Zone Change, Waiver of Development Standards and a Vacation and Abandonment. We respectfully request the Tentative Map be held to be heard at public hearings concurrently with the aforementioned land use actions.

If you have any questions or need additional information, please do not hesitate to call me at 702-804-2126

Cordially,

GCW, Inc.



Angie Scott  
Project Coordinator

[ascott@gcwenengineering.com](mailto:ascott@gcwenengineering.com)

5523-A064

August 29, 2018

Clark County Development Service  
500 South Grand Central Parkway  
Las Vegas, NV 89155-1744

**RE: Silverado Ranch and Arville Multi-family  
APN No. 177-30-502-007  
Tentative Map Hold Letter**

Dear Sir/Madam

On behalf of Pardee Homes (PH), GCW, Inc. (GCW), respectfully submits a Tentative Map application for the subject parcel located at Silverado Ranch Boulevard and Arville Street. This Tentative Map is submitted with applications for a Design Review, Conforming Zone Change, Waiver of Development Standards, Use Permit and a Vacation and Abandonment. We respectfully request the Tentative Map be held to be heard at public hearings concurrently with the aforementioned land use actions.

If you have any questions or need additional information, please do not hesitate to call me at 702-804-2126.

Cordially,

GCW, Inc.



Angie Scott  
Project Coordinator

[ascott@gcwenineering.com](mailto:ascott@gcwenineering.com)



# TENTATIVE MAP APPLICATION 18A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)  <input type="checkbox"/> TENTATIVE MAP MAJOR PROJECT	STAFF	DATE FILED: <u>8-30-13</u> PLANNER ASSIGNED: <u>PH</u> ACCEPTED BY: <u>PH</u> FEE: <u>750<sup>00</sup></u> CHECK #: <u>2785103/111677</u> COMMISSIONER: <u>S/S</u> OVERLAY(S)? <u>NA</u> TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-18-50964</u> TAB/CAC: <u>Entom</u> TAB/CAC MTG DATE: <u>9-26</u> TIME: <u>6P</u> PC MEETING DATE: <u>---</u> BCC MEETING DATE: <u>10-17 9</u> ZONE / AE / RNP: <u>R-3</u> PLANNED LAND USE: <u>RH</u> NOTES: <u>2C-18-0691</u>
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PROPERTY OWNER	NAME: <u>Silverado Land Partners, LLC</u> ADDRESS: <u>PO Box 19188</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89132-0188</u> TELEPHONE: <u>(702) 650-5504</u> CELL: <u>(310) 906-8381</u> E-MAIL: <u>Lauren@WindmillCap.com</u>
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APPLICANT	NAME: <u>Pardee Homes of Nevada</u> ADDRESS: <u>4675 W. Teco Road, Suite #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-614-1400</u> CELL: <u>702-614-1400</u> E-MAIL: _____ REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>GCW, Inc. / Angie Scott</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2126</u> CELL: <u>702-804-2126</u> E-MAIL: _____ REF CONTACT ID #: <u>131084</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-30-502-007

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Boulevard and Arville Street

TENTATIVE MAP NAME: Silverado Ranch and Arville Townhomes

TENTATIVE MAP #: \_\_\_\_\_ GROSS ACREAGE: 7.37

NUMBER OF LOTS: 125 GROSS DENSITY: 16.96

STAFF	COMMENTS: _____ _____ _____ _____ _____ _____
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11/07/18 BCC AGENDA SHEET

DURANGO AND CACTUS NORTH  
(TITLE 30)

DURANGO DR/CACTUS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-18-500167-YI, SAM HEE:**

**TENTATIVE MAP** consisting of 23 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprisc. SB/al/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-32-501-002

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 23 residential/3 common
- Density (du/ac): 4.6
- Minimum/Maximum Lot Size: 4,050 square feet/6,226 square feet
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 23 lots on 5 acres with a density of 4.6 dwelling units per acre. The plans depict the lots taking access from a minimum 48 foot wide public street with access to the development from Durango Drive, which is along the eastern boundary of the site. The proposed street terminates in off-set cul-de-sacs on the north and south ends. The proposed street has a 38 foot wide drivable surface and a 5 foot wide sidewalk along both sides of the street.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Major Development Project & Public Facilities	R-2 & P-F	Single family residential development & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Open Land	R-E & R-2	Undeveloped parcels & a single family residential development
West	Open Land & Public facilities	R-E & P-F	Undeveloped parcels & water reserve facility

### Related Applications

Application Number	Request
NZC-18-0517	A nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-18-0696	A request to vacate easements is a companion item on this agenda.
WS-18-0697	A waiver of development standards to increase wall height with a design review to increase finished grade is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

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

##### Staff Recommendation

Approval of this application is contingent upon approval of NZC-18-0517.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

#### Public Works - Development Review

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

- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive, 50 feet to the back of curb for Cactus Avenue, and the associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Oval Agate shall have an approved suffix.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0478-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: GREYSTONE NEVADA, LLC**

**CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106**





# TENTATIVE MAP APPLICATION 20A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)  <input type="checkbox"/> TENTATIVE MAP MAJOR PROJECT	STAFF	DATE FILED: <u>8-30-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>750<sup>00</sup></u> CHECK #: <u>1033737</u> COMMISSIONER: <u>SB</u> OVERLAY(S)? <u>NI</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>TM-18-500167</u> TAB/CAC: <u>Endorse</u> TAB/CAC MTG DATE: <u>9-26</u> TIME: <u>6 P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-17 GA</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>CL</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Sam Hee Yi</u> ADDRESS: <u>4201 Satinwood Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 W Russell Rd, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-736-9100</u> CELL: _____ E-MAIL: <u>Dave.Cornoyer@lennar.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-32-501-002

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PROPERTY ADDRESS and/or CROSS STREETS: S Durango Drive and W Cactus Avenue

TENTATIVE MAP NAME: Durango and Cactus

TENTATIVE MAP #: \_\_\_\_\_      GROSS ACREAGE: 5.0

NUMBER OF LOTS: 23 lots and 3 Common Elements      GROSS DENSITY: 4.6 DU/AC

STAFF	COMMENTS: _____ _____ _____ _____ _____ _____
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# RCI Engineering

August 20, 2018

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

**RE: Cactus and Durango North -  
Tentative Map Consent to Extension of Time Limit**

On behalf of our client, Greystone Nevada LLC, we have prepared the following letter agreeing to an extension of the time limit for action upon a tentative map as outlined within NRS 278.350. This tentative map application has an accompanying Waiver of Development Standards and Vacation. We agree to have the subject tentative map heard concurrently with the accompanying items.

Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

Sincerely,

**RCI Engineering**



Chris Zrinyi, P.E.  
Principal

500 Rancho Drive, Suite 17 - Las Vegas, NV 89106 - Main 702.453.0800  
[www.RCINEVADA.com](http://www.RCINEVADA.com)

11/07/18 BCC AGENDA SHEET

DURANGO AND CACTUS SOUTH  
(TITLE 30)

DURANGO DR/ERIE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-18-500168-ORENGIL, KIVANC:**

**TENTATIVE MAP** consisting of 75 single family residential lots and common lots on 12.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-32-601-001 through 176-32-601-005

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

**BACKGROUND:**

**Project Description**  
**General Summary**

- Site Address: N/A
- Site Acreage: 12.6
- Number of Lots: 75 residential/7 common elements
- Density (du/ac): 6.0
- Minimum/Maximum Lot Size: 4,004 square feet/7,041 square feet
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 75 lots on 12.6 acres with a density of 6.0 dwelling units per acre. The plans depict the lots taking access from minimum 48 foot wide public streets with access to the development from Durango Drive, which is along the eastern boundary of the site. The proposed streets within the development have a 38 foot wide drivable surface and a 5 foot wide sidewalk along both sides of the street.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Major Development Project, Public Facilities & Open Land	R-E, R-2 & P-F	Undeveloped parcels, single family residences, water reserve facility & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels
East	Open Land	R-E	Undeveloped parcels

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Open Land	R-E	Undeveloped parcels & single family residences

### Related Applications

Application Number	Request
NZC-18-0560	A nonconforming zone change to reclassify the site to an R-2 zone is a companion item on this agenda.
VS-18-0558	A request to vacate rights-of-way is a companion item on this agenda.
WS-18-0698	A waiver of development standards to increase wall heights with a design review to increase finished grade is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

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

##### Staff Recommendation

Denial.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

If approved:

- Approval is contingent upon approval of NZC-18-0560.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

#### Public Works - Development Review

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



- Right-of-way dedication to include 35 feet to the back of curb for Erie Avenue and the associated spandrel;
- Applicant to apply for right-of-way grants for 100 feet for Durango Drive from Erie Avenue to Cactus Avenue, for 40 feet for Erie Avenue from Durango Drive to the western boundary of the subject site, and for 30 feet for Levi Avenue from Durango Drive to the western boundary of the subject site.
- Applicant is advised that the entry street section does not comply with the Uniform Standard Drawings; that the County will not accept public off-set cul-de-sacs; that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way or dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street shown as Iris Agate shall have the suffix of Court.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0479-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: GREYSTONE NEVADA, LLC  
CONTACT: AMBER DOLCE, RC ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106**





# TENTATIVE MAP APPLICATION 21A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)  <input type="checkbox"/> TENTATIVE MAP MAJOR PROJECT	STAFF	DATE FILED: <u>8-30-18</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>750<sup>00</sup></u> CHECK #: <u>1033731</u> COMMISSIONER: <u>SB</u> OVERLAY(S)? <u>NA</u> TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? Y/ <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-18500168</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9-2</u> TIME: <u>6P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-17 9A</u> ZONE / AE / RNP: <u>R-2 N2185</u> PLANNED LAND USE: <u>OL</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Lu Family Trust, Lu Diep Quang &amp; Muoi Dai TRS</u> ADDRESS: <u>9582 Windborne Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 W Russell Rd, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-736-9100</u> CELL: _____ E-MAIL: <u>Dave.Cornoyer@lennar.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-32-601-001 & 002 thru 005

PROPERTY ADDRESS and/or CROSS STREETS: S Durango Drive and W Erie Avenue

TENTATIVE MAP NAME: Durango and Cactus South

TENTATIVE MAP #: \_\_\_\_\_ GROSS ACREAGE: 12.61

NUMBER OF LOTS: 5 lots and 7 Common Elements GROSS DENSITY: 6.26 DU/AC

STAFF	COMMENTS: _____ _____ _____ _____ _____ _____
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# RCI Engineering

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August 20, 2018

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

RE: **Cactus and Durango South -  
Tentative Map Consent to Extension of Time Limit**

On behalf of our client, Greystone Nevada LLC, we have prepared the following letter agreeing to an extension of the time limit for action upon a tentative map as outlined within NRS 278.350. This tentative map application has an accompanying Waiver of Development Standards. We agree to have the subject tentative map heard concurrently with the accompanying item.

Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

Sincerely,

**RCI Engineering**



Chris Zrinyi, P.E.  
Principal

500 S. Rancho Drive, Suite 17 - Las Vegas, NV 89106 - Main 702.453.0800  
www.RCINEVADA.com



11/07/18 BCC AGENDA SHEET

BLUE DIAMOND/GRAND CANYON UNIT 3A  
(TITLE 30)

HUALAPAI WY/PEBBLE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-18-500174-LEWIS INVESTMENT CO NV, LLC:**

**TENTATIVE MAP** consisting of 5 single family residential lots and a common lot on a 0.9 acre portion of 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located 900 feet east of Hualapai Way and 350 feet south of Pebble Road (alignment) within Enterprise. SB/gc/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-19-101-007 ptn

**LAND USE PLAN:**  
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.9 (portion)
- Number of Lots: 5
- Density (du/ac): 5.6
- Minimum/Maximum Lot Size (square feet): 3,837/10,110 (gross and net)
- Project Type: Single family residential

The plans depict a single family residential development consisting of 5 residential lots and 1 common element lot at a density of 5.6 dwelling units per acre. Both gross and net lot sizes range from a minimum of 3,837 square feet to a maximum of 10,110 square feet. The lots are served by a 41 foot wide private street with a 4 foot wide sidewalk on 1 side of the street. The proposed project is a revision of a portion of a previously approved subdivision (ZC-0953-14 & TM-0215-14) due to the vacation and abandonment of Conquistador Street to the east. The plans show landscaping per Figure 30.64-11 with a tree every 30 feet along the north and east perimeters of the proposed subdivision.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0356-13 (ET-0105-16)	First extension of time to reclassify 23.5 acres to R-2 zoning subject to no resolution of intent and staff to prepare an ordinance to adopt the zoning	Approved by BCC	September 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0953-14 (ET-0104-16)	First extension of time subject to no resolution of intent and staff to prepare an ordinance to adopt the zoning and until October 16, 2018 to commence	Approved by BCC	September 2016
VS-0883-15	Vacate and abandon government patent easements and a portion of right-of-way being Conquistador Street	Approved by PC	February 2016
ZC-0953-14	Reclassified a 1.4 acre portion of the overall subdivision to R-2 zoning and included a design review for the overall 25 acre residential subdivision subject to a resolution of intent to complete construction by October 16, 2016 to coincide with NZC-0356-13	Approved by BCC	January 2015
TM-0215-14	158 single family residential lots	Approved by BCC	January 2015
NZC-0356-13	Reclassified 23.5 acres to R-2 zoning that included the site and adjacent properties subject to a resolution of intent to complete construction in 3 years	Approved by BCC	October 2013

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped (approved single family residential subdivision that includes the subject site)
East	Residential Low (up to 3.5 du/ac)	R-E (RNP-1) & H-2	Undeveloped
West	Public Facilities	R-E & H-2	Undeveloped

**Related Applications**

Application Number	Request
DR-18-0737	A design review for a single family residential development and increased finished grade is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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



**Staff Recommendation**

Approval is contingent upon approval of DR-18-0737.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project, to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0551-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** LEWIS INVESTMENT COMPANY NV, LLC  
**CONTACT:** LEWIS INVESTMENT COMPANY NV, LLC, 5240 S. POLARIS AVENUE, LAS VEGAS, NV 89118





# TENTATIVE MAP APPLICATION 22A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)  <input type="checkbox"/> TENTATIVE MAP MAJOR PROJECT	STAFF	DATE FILED: <u>9-13-18</u> PLANNER ASSIGNED: <u>GRC</u> ACCEPTED BY: <u>GRC</u> FEE: <u>\$750</u> CHECK #: <u>00081759</u> COMMISSIONER: <u>SB</u> OVERLAY(S)? <u>-</u> TRAILS? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	APP. NUMBER: <u>TM-18-500174</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>10-10-18</u> TIME: <u>6pm</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>11-7-18</u> <u>9am</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u><del>RS</del> RS</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Lewis Investment Co. NV LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7314</u> CELL: _____ E-MAIL: <u>David.Diffley@lewismc.com</u>
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APPLICANT	NAME: <u>Lewis Investment Co. NV LLC</u> ADDRESS: <u>5240 S. Polaris Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7314</u> CELL: _____ E-MAIL: <u>David.Diffley@lewismc.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Lewis Investment Co. NV LLC</u> ADDRESS: <u>5240 S. Polaris Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7314</u> CELL: _____ E-MAIL: <u>David.Diffley@lewismc.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-19-101-007

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Road / Conquistador Street  
 TENTATIVE MAP NAME: Blue Diamond / Grand Canyon ~~Map~~ Unit 3A  
 TENTATIVE MAP #: \_\_\_\_\_ GROSS ACREAGE: .89  
 NUMBER OF LOTS: 5+1 CGL GROSS DENSITY: 2002

STAFF	COMMENTS: _____ _____ _____ _____ _____ _____
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THOMASON  
 CONSULTING  
 ENGINEERS

September 13, 2018

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

**Subject: Tentative Map  
Blue Diamond North Unit 3  
APN# 176-19-101-007 (PTN)**

On behalf of our client Lewis Investment Company of Nevada LLC., we respectfully request that the Tentative Map be heard concurrent with the Design Review.

Sincerely,

*Sonia Macias*  
Sonia Macias  
Project Coordinator

11/07/18 BCC AGENDA SHEET

PARAGON PLACE - PHASE II  
(TITLE 28)

GREY SPENCER DR/GAELIC HILLS DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-18-500175-PARAGON PLACE, LLC:**

**TENTATIVE MAP** consisting of 5 single family residential lots and common lots on a 2.3 acre portion of a 5.0 acre site in an R-2 (Medium Density Residential) Zone in the Southern Highlands Master Planned Community.

Generally located on the north side of Grey Spencer Drive, 105 feet west of Gaelic Hills Drive (alignment) within Enterprise. SB/rk/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-31-603-001 ptn

**LAND USE PLAN:**  
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**  
**General Summary**

- Site Address: N/A
- Site Acreage: 2.3 (portion)
- Number of Lots: 5
- Density (du/ac): 2.2
- Minimum/Maximum Lot Size: 10,072/11,027
- Project Type: Single family residential development

The plans depict a proposed 5 lot single family residential subdivision on the southerly portion of 5 acre parcel. Phase 1 of this development was approved last year and consisted of 2.7 acres with 18 lots at a density of 6.6 dwelling units per acre. This phase is 2.3 acres with 5 lots at a density of 2.2 dwelling units per acre. An existing 100 foot wide drainage easement (linear paseo) separates Phase 1 from Phase 2. Access to this development is through the existing Royal Highlands subdivision on the southern boundary of the project site. The minimum and maximum lot sizes are 10,072 square feet and 11,027 square feet, respectively. The internal cul-de-sac street is private and will be 42 feet in width with attached sidewalk on 1 side of the street. The street landscape element is 10 feet in width and will be maintained by the Southern Highlands Master Homeowners Association. Internal to the site there is a landscape common lot with a pedestrian gate that leads out into the paseo to the north.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DA-18-0075	Development Agreement to add this site into the boundaries of the Southern Highlands Master Planned Community by way of a supplement to the Development Agreement	Approved by BCC	April 2018
ORD-18-900159	Ordinance to adopt the Fifth Supplement to the Southern Highlands Development Agreement	Approved by BCC	April 2018
ZC-0343-17	Reclassified this site and the area north of the paseo to R-2 zoning	Approved by BCC	August 2017
VS-0340-17	Vacated easements on the area north of the paseo	Approved by BCC	August 2017
TM-0075-17	19 lot residential lots on the area north of the paseo	Approved by BCC	August 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Major Development Project (Southern Highlands) Residential Suburban – up to 8 du/ac	R-2	Undeveloped
South, East, & West	Major Development Project (Southern Highlands) Residential Suburban – up to 8 du/ac	R-2	Royal Highlands residential subdivision

\*Directly to the north is a linear paseo.

**Related Applications**

Application Number	Request
DR-18-0739	A design review for a single family residential subdivision is a companion item on this agenda.
VS-18-0738	A request to vacate a public drainage easement is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 28.

**Analysis**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 28.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Applicant shall provide evidence from Royal Highlands HOA and Southern Highlands HOA showing acceptance of access rights over Common Lot F from Plat Book File 113, Page 52, prior to the applicable map submittal.

**Current Planning Division - Addressing**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0549-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** PARAGON LIFE, LLC  
**CONTACT:** KATHRINE LOGAN, ACTUS, 3203 E. WARM SPRINGS ROAD, SUITE 400,  
LAS VEGAS, NV 89120







# TENTATIVE MAP APPLICATION 23A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT  
SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TENTATIVE MAP (TM)  <input checked="" type="checkbox"/> TENTATIVE MAP MAJOR PROJECT	STAFF	DATE FILED: <u>9/13/18</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>8750.00</u> CHECK #: <u>2637</u> COMMISSIONER: <u>SB</u> OVERLAY(S)? <u>P-C</u> TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	APP. NUMBER: <u>TM-18-500175</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>10/01/18</u> TIME: <u>6:00p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/7/18 9:00 A</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>VS. 340.17</u> NOTES: <u>ZC 343.17 TM 075-17</u>
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PROPERTY OWNER	NAME: <u>Paragon Place, LLC</u> ADDRESS: <u>9033 E. Easter Place, Suite 112</u> CITY: <u>Centennial</u> STATE: <u>CO</u> ZIP: <u>80112</u> TELEPHONE: <u>720-362-5995</u> CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Paragon Life, LLC - Contact: Mo Seebeck</u> ADDRESS: <u>6402 McLeod Drive, Suite 1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-277-0097</u> CELL: <u>702-277-0097</u> E-MAIL: <u>Mo.Seebeck@Paragon.Life</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Actus - Contact: Darryl C. Lattimore</u> ADDRESS: <u>3203 E. Warm Springs Rd. Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296</u> CELL: <u>702-403-4174</u> E-MAIL: <u>Contracts@Actus-NV.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-31-603-001

PROPERTY ADDRESS and/or CROSS STREETS: Palliser Bay Drive and Valencia Hills Street

TENTATIVE MAP NAME: Paragon Place Phase 2

TENTATIVE MAP #: \_\_\_\_\_      GROSS ACREAGE: 2.33

NUMBER OF LOTS: 5      GROSS DENSITY: 2.15

STAFF	COMMENTS: _____ _____ _____ _____ _____ _____
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September 7, 2018

Mr. Rob Kaminski  
Principal Planner  
Clark County Comprehensive Planning  
Current Planning  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155



3203 E. Warm Springs Road,  
Suite 400 Las Vegas, NV 89120  
(702) 586-9296

Re.: Tentative Map Hold Letter for Paragon Place Phase II  
(APNS: 177-31-603-001)

Mr. Kaminski,

On behalf of our client, Paragon Life, LLC, we respectfully request the Tentative Map for Paragon Place Phase II be heard concurrently with the Design Review and Vacation application requests for the subject project at the pending Clark County Board of County Commissioners hearing. It is our understanding that Nevada Revised Statutes requires Tentative Maps to be heard by an approving entity within 45 days. Paragon Life would like the land entitlement applications for the project to be processed and heard concurrently since said applications are companion items.

If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in black ink that reads "Alan Whittington". The signature is fluid and cursive.

Alan Whittington, EI  
Project Manager

11/07/18 BCC AGENDA SHEET

EASEMENTS & RIGHTS-OF-WAY  
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-18-0690-SILVERADO LAND PARTNERS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Jo Rae Avenue (alignment), and between Arville Street and Schuster Street (alignment); and portions of a rights-of-way being Landberg Avenue located between Arville Street and Schirlls Street and Schirlls Street located between Landberg Avenue and Silverado Ranch Boulevard within Enterprise (description on file). \$B/a/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-502-007; 177-30-601-003

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is proposing to develop the site as a residential project consisting of detached single family residences in an R-2 zone, and attached single family residences as part of an R-3 zoned planned unit development. The applicant indicates that these easements are not necessary and in a location that will limit the design of the proposed residential development. All required easements will be provided with the future subdivision of the residential development. The requests to vacate existing rights-of-way are to reduce the widths of existing dedicated streets from 60 feet to 48 feet, which is the typical width of local streets within residential developments.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-E	Undeveloped parcels & single family residences
South	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels
East	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Residential Suburban (up to 8 du/ac) & Public Facilities	R-E	Undeveloped parcels & a single family residence

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-18-0691	A zone change to reclassify the site to an R-2 and R-3 zone for a residential development is a companion item on this agenda.
TM-18-500164	A tentative map for an attached residential planned unit development (townhouses) is a companion item on this agenda.
TM-18-500165	A tentative map for a detached single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 30 feet to 60 feet for Hinson Street, 48 feet for Schirlls Street, 24 feet to 48 feet for Landberg Avenue, 24 feet to 48 feet for Le Baron Avenue, and all associated knuckles and spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the variation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PARDEE HOMES OF NEVADA

**CONTACT:** ANGIE SCOTT, GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146





# VACATION APPLICATION

# 24A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>8-30-18</u>	APP. NUMBER: <u>V5-18-0690</u>
		PLANNER ASSIGNED: <u>A1</u>	TAB/CAC <u>Entomne</u>
		ACCEPTED BY: <u>A1</u>	TAB/CAC DATE: <u>9-26</u> TIME: <u>6:00P</u>
		FEE: <u>875.00</u> CHECK #: <u>111542</u>	PC MEETING DATE: <del>_____</del>
		COMMISSIONER: <u>SB</u>	BCC MTG DATE: <u>10-17 9AM</u>
		OVERLAY(S)? <u>U&amp;A</u>	ZONE / AE / RNP: <u>RE U&amp;A</u>
		TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	PLANNED LAND USE: <u>RIH/RS</u>

PROPERTY OWNER	NAME: <u>Silverado Land Partners, LLC</u>
	ADDRESS: <u>PO Box 19188</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89132</u>
	TELEPHONE: <u>(702) 650-5504</u> CELL: <u>(310) 906-8381</u>
	E-MAIL: <u>lauren@windmillcap.com</u>

APPLICANT	NAME: <u>Pardee Homes of Nevada</u>
	ADDRESS: <u>4675 W. Teco Road, Suite #115</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 614-1400</u> CELL: <u>(702) 614-1400</u>
	E-MAIL: <u>dan.hale@pardeehomes.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>GCW, Inc. / Angie Scott</u>
	ADDRESS: <u>1555 S. Rainbow Boulevard</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-804-2126</u> CELL: <u>(702) 804-2126</u>
	E-MAIL: <u>ascott@gcwengineering.com</u> REF CONTACT ID #: <u>131084</u>

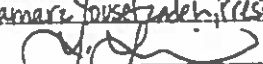
ASSESSOR'S PARCEL NUMBER(S): 177-30-502-007 and 177-30-601-003

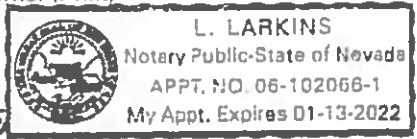
PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Boulevard and Arville Street

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



Faramarz Yousefzadeh  
President of its Manager  
 Property Owner (Print)

STATE OF NEVADA COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON July 10, 2018 (DATE)  
 By Faramarz Yousefzadeh, President of Windmill Capital, Inc., Manager of Silverado Land Partners LLC  
 NOTARY PUBLIC: 



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

Page 1 of 2

5523-A064

August 23, 2018

Clark County Development Service  
500 South Grand Central Parkway  
Las Vegas, NV 89155-1744

**RE: Vacation and Abandonment**  
**APN No. 177-30-502-007 and 177-30-601-003**

Dear Sir/Madam,

On behalf of Pardee Homes (PH), GCW, Inc. (GCW), respectfully requests your consideration to vacate the following:

1. Vacate a portion of Landberg Avenue from Arville Street to Schrills Street by narrowing it from 60-foot wide Public Street to 48-foot width Public Street.
2. Vacate Landberg Avenue from Schrills Street to the east property line.
3. Vacation a portion of Schrills street from Silverado to Landbert by narrowing it from 60-foot wide Public Street to 48-foot wide Public Street.
4. Vacate Shrills Street from Landberg Avenue to Le Baron Avenue and from Le Baron Avenue to the south property line. Please note, the development south of APN 177-30-601-003 vacate Shrills Street from their development to Le Baron Avenue. Therefore, there is no connectivity for this street. Schrills Street will now connect to Landberg Avenue.
5. Vacate a portion of Le Baron Avenue right-of-way fronting our project from 60-foot wide Public Street to 48-foot wide Public Street. This vacation is to accommodate for the existing power pole along Le Baron. Please note, the project to the east of this site was approved with this same street width and vacation.

Please see attached Vacation map for your reference.

We appreciate your consideration. Please give me a call at 702-804-2126 if you have any questions or concerns.

Cordially,

GCW, INC.

  
Gia Nguyen, P.E.  
Sr. Vice President



11/07/18 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

CACTUS AVE/DURANGO DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-18-0696-YI, SAM HEE:**

**VACATE AND ABANDON** easements of interest to Clark County located between Levi Avenue and Cactus Avenue, and between Durango Drive (alignment) and Rich Sands Street (alignment) within Enterprise (description on file). SB/al/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-32-501-002

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

**BACKGROUND:**

**Project Description**

The applicant proposes to develop the site as a single family residential development and is requesting to vacate government patent easements located along the west and south sides of the parcel. The applicant indicates that these easements are not necessary for development in this area.

**Surrounding Land Use:**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Major Development Project & Public Facilities	R-2 & P-F	Single family residential development & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels
East	Open Land	R-E & R-2	Undeveloped parcels & a single family residential development
West	Open Land & Public facilities	R-E & P-F	Undeveloped parcels & water reserve facility

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-18-0517	A nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.

### Related Applications

Application Number	Request
TM-18-500167	A tentative map for a single family residential development is a companion item on this agenda.
WS-18-0697	A waiver of development standards to increase wall height with a design review to increase finished grade is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Satisfy utility companies' requirements
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

#### Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive, 50 feet to the back of curb for Cactus Avenue, and the associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

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

**APPLICANT:** GREYSTONE NEVADA, LLC  
**CONTACT:** AMBER DOLCE, RCI ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE  
17, LAS VEGAS, NV 89106

**DRAFT**





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

# 25A

<b>APPLICATION TYPE</b>  <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>8/30/18</u> APP. NUMBER: <u>V5-18-0696</u> PLANNER ASSIGNED: <u>AL</u> TAB/CAC <u>Enterprise</u> ACCEPTED BY: <u>SWD</u> TAB/CAC DATE: <u>7:26</u> TIME: <u>6pm</u> FEE: <u>875</u> CHECK #: <u>01033238</u> PC MEETING DATE: <u>10.17.18</u> COMMISSIONER: <u>SB</u> BCC MTG DATE: _____ OVERLAY(S)? <u>NO</u> ZONE / AE / RNP: <u>R-E</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> PLANNED LAND USE: <u>OL</u>
---	-------	--

PROPERTY OWNER	NAME: <u>Sam Hee Yi</u> ADDRESS: <u>4201 Satinwood Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
----------------	--

APPLICANT	NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 W Russell Rd, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-736-9100</u> CELL: _____ E-MAIL: <u>Dave.Cornoyer@lennar.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S. Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-32-501-002

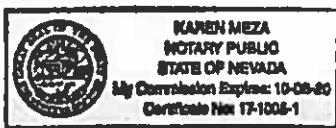
PROPERTY ADDRESS and/or CROSS STREETS: 5 Durango Drive and 10 Cactus Avenue

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

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

SAM Hee Yi  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 08/16/2018 (DATE)  
 By Sam Hee Yi  
 NOTARY PUBLIC: Karen Meza



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

# RCI Engineering

August 20, 2018

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

**RE: Justification Letter - Vacation and Abandonment for  
Durango and Cactus North by Greystone Nevada, LLC**

On behalf of our client, Greystone Nevada LLC, we have prepared the following letter in support of a Vacation and Abandonment for the Durango and Cactus North Single Family Residential Development.

## Vacation

The existing patent easements are being vacated to allow for further subdivision of the subject landholding without the encumbrances of the existing patent easements. The subject patent easements are not now providing access to adjacent parcels and their vacation will not result in the denial of public access to adjacent properties.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

Sincerely,

**RCI Engineering**



Chris Zrinyi, P.E.  
Principal

500 Rancho Drive, Suite 17 - Las Vegas, NV 89106 - Main 702.453.0800  
[www.RCINEVADA.com](http://www.RCINEVADA.com)

11/07/18 BCC AGENDA SHEET

EASEMENTS  
(TITLE 29)

GREY SPENCER DR/GAELIC HILLS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-18-0738-PARAGON PLACE, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Grey Spencer Drive and Palliser Bay Drive (alignment), and between Gaelic Hills Drive (alignment) and Holyrood Court (alignment) within Enterprise (description on file). SB/rk/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-31-603-001

**LAND USE PLAN:**  
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of an existing public drainage easement (linear paseo) granted per Book 20000629, Instrument Number 01105. The current easement is publicly maintained and is 100 feet wide and 375 feet long. Per the County's direction, the drainage easement shall be rededicated as a public drainage easement to be privately maintained by the Southern Highlands Master Home Owners Association.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DA-18-0075	Development Agreement to add this site into the boundaries of the Southern Highlands Master Planned Community by way of a supplement to the Development Agreement	Approved by BCC	April 2018
ORD-18-000159	Ordinance to adopt the Fifth Supplement to the Southern Highlands Development Agreement	Approved by BCC	April 2018
ZC-0343-17	Reclassified this site and the area north of the paseo to R-2 zoning	Approved by BCC	August 2017
VS-0340-17	Vacated easements on the area north of the paseo	Approved by BCC	August 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0075-17	19 lot residential lots on the area north of the paseo	Approved by BCC	August 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Major Development Project (Southern Highlands) Residential Suburban – up to 8 du/ac)	R-2	Undeveloped
South, East, & West	Major Development Project (Southern Highlands) Residential Suburban – up to 8 du/ac)	R-2	Royal Highlands residential subdivision

\*Directly to the north is a linear paseo.

**Related Applications**

Application Number	Request
DR-18-0739	A design review for a single family residential subdivision is a companion item on this agenda.
TM-18-500175	A tentative map for 5 single family residential lots is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of the public access and drainage easement as the vacation will allow the Southern Highlands paseo that is covered by this easement to be turned over to the private developer for maintenance.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.



**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PARAGON LIFE, LLC

**CONTACT:** KATHRINE LOGAN, ACTUS, 3203 E. WARM SPRINGS ROAD, SUITE 400,  
LAS VEGAS, NV 89120





CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>		DATE FILED: <u>9/13/18</u>	APP. NUMBER: <u>VS-18-0738</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	PLANNER ASSIGNED: <u>RIK</u>	TAB/CAC <u>Extend Price</u>
		ACCEPTED BY: _____	TAB/CAC DATE: <u>10/10/18</u> TIME: <u>6:00 p</u>
		FEE: <u>\$875.00</u> CHECK #: <u>2842</u>	PC MEETING DATE: _____
		COMMISSIONER: <u>SB</u>	BCC MTG DATE: <u>11/7/18</u> <u>9:00 a</u>
		OVERLAY(S)? <u>P-C</u>	ZONE / AE / RNP: <u>R-2</u>
		TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y	PLANNED LAND USE: <u>VS 340-17</u> <u>20 343-17</u> <u>Tot 075-17</u>

PROPERTY OWNER	NAME: <u>Paragon Place, LLC</u>
	ADDRESS: <u>9033 E. Easter Place, Suite 112</u>
	CITY: <u>Centennial</u> STATE: <u>CO</u> ZIP: <u>80112</u>
	TELEPHONE: <u>720-362-5995</u> CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Paragon Life, LLC - Contact: Mo Seebeck</u>
	ADDRESS: <u>6402 McLeod Drive, Suite 1</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-277-0097</u> CELL: <u>702-277-0097</u>
	E-MAIL: <u>Mo.Seebeck@Paragon.Life</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Actus - Contact: Darryl C. Lattimore</u>
	ADDRESS: <u>3203 E. Warm Springs Rd. Suite 400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-586-9296</u> CELL: <u>702-403-4174</u>
	E-MAIL: <u>Contracts@Actus-NV.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-31-603-001, Palliser Bay Drive and Valencia Hills Street

PROPERTY ADDRESS and/or CROSS STREETS: 177-31-603-001, Palliser Bay Drive and Valencia Hills Street

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

[Signature]  
 Property Owner (Signature)\* manager  
 STATE OF NEVADA COLORADO  
 COUNTY OF Arapahoe  
 SUBSCRIBED AND SWORN BEFORE ME ON 8/3/18 (DATE)  
 By Joel H. Farkas  
 NOTARY PUBLIC: Toni Serra

Joel H. Farkas  
Property Owner (Print)



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



3203 E Warm Springs Road  
Suite 400  
Las Vegas, NV 89120  
(702) 586-9296

September 11, 2018

Mr. Rob Kaminski  
Principal Planner  
Clark County Comprehensive Planning  
Current Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

**Re: Vacation & Abandonment Application- Paragon Place Phase II  
(APN: 177-31-603-001)**

Mr. Kaminski,

On behalf of our client, we respectfully request your review of the Vacation & Abandonment application. Paragon Place, LLC is proposing to develop a single-family-residential subdivision on 2.33 acres located on the south of the intersection of Somerset Hills Avenue and Valencia Hills Street located in Clark County, Nevada.

The developer is proposing to vacate the existing Public Drainage Easement granted per Book 20000629, Instrument Number 01105, Official Records of Clark County, Nevada. The current easement is publicly maintained per the existing agreement. Per county request the drainage easement be shall be rededicated as a Public Drainage Easement to be privately maintained by the Southern Highlands Master HOA as part of this application.

Thank you for your assistance in this matter. Please contact our office if you need any additional information.

Sincerely,

Alan Whittington, EI  
Project Manager

11/07/18 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

CACTUS AVE/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0697-YI, SAM HEE:

**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase finished grade for lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprisc. SB/al/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-32-501-002

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase wall height to a maximum of 12 feet (6 foot screen wall with a maximum 6 foot retaining wall) where a 9 foot high wall (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.3% increase).

**DESIGN REVIEWS:**

1. A single family residential development.
2. Increase finished grade up to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.030 (a 300% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 23 residential/3 common
- Density (du/ac): 4.6
- Minimum/Maximum Lot Size: 4,050 square feet/6,226 square feet
- Project Type: Single family residential development
- Number of Stories: 2

- Building Height: 27 feet
- Square Feet: 2,472 to 2,704

**Site Plans**

The plans depict a proposed single family residential development consisting of 23 lots on 5 acres with a density of 4.6 dwelling units per acre. The plans depict the lots taking access from a minimum 48 foot wide public street with access to the development from Durango Drive, which is along the eastern boundary of the site. The proposed street terminates in off-set cul-de-sacs on the north and south ends. The proposed street has a 38 foot wide drivable surface and a 5 foot wide sidewalk along both sides of the street. The plans depict 6 foot high screen walls with retaining walls between 2.5 feet and 6 feet in height along the perimeter of the proposed subdivision.

**Landscaping**

The plans depict a 15 foot wide landscape area with a detached sidewalk adjacent to Cactus Avenue, Durango Drive, and the entrance to the proposed development. The plant material within these landscape areas consists of trees, shrubs, and groundcover.

**Elevations**

The plans depict 2 residential models, which are both 2 story homes with a maximum height of approximately 27 feet. All of the residences have pitched roofs with concrete tile roofing material. The exterior of the residences consist of combinations of stucco finish painted in earth tone colors, stone veneer, and window fenestrations.

**Floor Plans**

The plans depict residences that are between to 2,472 square feet to 2,704 square feet in area. Each residence has a 2 car garage and options for 3 to 4 bedrooms.

**Applicant's Justification**

The applicant indicates that there are existing washes that run through the site. In order to provide proper drainage the existing topography of the site needs to be modified and building pad sites for the future homes will have to be increased above 18 inches for portions of the site. In order to stabilize the additional fill, retaining walls on portions of the site will have to be increased in height.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Major Development Project & Public Facilities	R-2 & P-F	Single family residential development & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels
East	Open Land	R-E & R-2	Undeveloped parcels & a single family residential development
West	Open Land & Public facilities	R-E & P-F	Undeveloped parcels & water reserve facility

### Related Applications

Application Number	Request
NZC-18-0517	A nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-18-0696	A request to vacate easements is a companion item on this agenda.
TM-18-500167	A tentative map for a single family residential development is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

#### Current Planning

##### Waiver of Development Standards

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

The existing topography of the site constitutes a hardship or unique circumstance to warrant approval of the waiver of development standards. Similar waivers of development standards have been approved on other developments along Cactus Avenue; therefore, staff can support the waiver of development standards.

##### Design Review #1

The design of the homes comply with the requirements of Title 30 and are consistent and compatible with the architectural style of existing single family residences in the area. The design of the subdivision is consistent with existing development on the abutting properties.

#### Public Works - Development Review

##### Design Review #2

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

**Staff Recommendation**

Approval is contingent upon approval of NZC-18-0517.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive, 50 feet to the back of curb for Cactus Avenue, and the associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0478-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** GREYSTONE NEVADA, LLC  
**CONTACT:** AMBER DOLCE, RCI ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106





# LAND USE APPLICATION

# 27A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS) 475<sup>00</sup>
- DESIGN REVIEW (DR)
- PUBLIC HEARING 675<sup>00</sup>
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

**STAFF**

DATE FILED: 8-30-18 APP. NUMBER: WS-18-0697  
 PLANNER ASSIGNED: AI TAB/CAC: Fridyama  
 ACCEPTED BY: AI TAB/CAC MTG DATE: 9-26 TIME: CP  
 FEE: \$1150<sup>00</sup> PC MEETING DATE: ---  
 CHECK #: \_\_\_\_\_ BCC MEETING DATE: 10-17 9A  
 COMMISSIONER: SB ZONE / AE / RNP: R-2  
 OVERLAY(S)? NA PLANNED LAND USE: OL  
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 50' SIGN? Y/N  
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_ COMMENCE/COMPLETE: \_\_\_\_\_

**PROPERTY OWNER**

NAME: Sam Hee Yi  
 ADDRESS: 4201 Satinwood  
 CITY: Las Vegas STATE: NV ZIP: 89147  
 TELEPHONE: 702-736-9100 CELL: 702-736-92100  
 E-MAIL: Dave.Cornoyer@lennar.com

**APPLICANT**

NAME: Greystone Nevada, LLC  
 ADDRESS: 9275 W Russell Rd, Suite 400  
 CITY: Las Vegas STATE: NV ZIP: 89148  
 TELEPHONE: 702-736-9100 CELL: 702-736-9200  
 E-MAIL: Dave.Cornoyer@lennar.c REF CONTACT ID #: \_\_\_\_\_

**CORRESPONDENT**

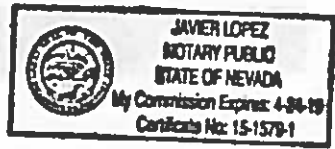
NAME: RCI Engineering/Amber Dolce  
 ADDRESS: 4325 Dean Martin Drive, Suite 300  
 CITY: Las Vegas STATE: NV ZIP: 89103  
 TELEPHONE: 702-998-2109 CELL: \_\_\_\_\_  
 E-MAIL: adolce@rcinevada.com REF CONTACT ID #: 132803

ASSESSOR'S PARCEL NUMBER(S): 176-32-501-002  
 PROPERTY ADDRESS and/or CROSS STREETS: S. Durango Drive and W. Cactus Avenue  
 PROJECT DESCRIPTION: See attached justification letter

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

Sam Hee Yi \_\_\_\_\_  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 8-4-18 (DATE)  
 By Sam Hee Yi  
 NOTARY PUBLIC: Javier Lopez



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

# RCI Engineering

August 30, 2018

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

**RE: Justification Letter - Tentative Map, Waiver of Development Standards and Parking Analysis  
Durango and Cactus North by Greystone Nevada, LLC**

On behalf of our client, Greystone Nevada LLC, we have prepared the following letter in support of a Tentative Map and Waiver of Development Standards for the Durango and Cactus North Single Family Residential Development.

## Tentative Map

The Project site consists of 5 gross acres located at the southwest corner of Cactus Avenue and Durango Drive, Assessor's Parcel Number 176-32-501-002. The property is bound on the south, east and west by USA owned, undeveloped R-E (Rural Estates Residential) zoned land, which has a planned land use of OL (Open Land). The property to the north is a single family subdivision with R-2 (Medium Density Residential) zoning and MDP (Major Development Project) planned land use.

The proposed development will consist of 23 single family residential lots on 5 acres with a density of 4.6 dwelling units per acre. Lots range in size between 4,050 square feet and 6,226 square feet, with an average size of 4,965 square feet.

The exterior of the single family residences for the project will consist of stucco with a stone/brick veneer and clay tile roofs. There are 2 floor plan options, measuring 2,472 square feet and 2,704 square feet, each with 3 elevation types to provide a varied streetscape. Both of the models are two story with a maximum height of 26-feet 1-inches.

## Parking Analysis

Per Clark County Title 30 Table 30.60-1, 51 parking spaces are required for the proposed 23 lot residential development. The single family homes will have 2 car garages that are a minimum of 20 feet deep, with 20-foot deep two car driveways. With four parking spaces per home, a

500 Rancho Drive, Suite 17 - Las Vegas, NV 89106 - Main 702.453.0800  
www.RCINEVADA.com

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total of 92 parking spaces provided (not including street parking) which meets Title 30 requirements.

**Waiver of Development Standards**

Two Waiver of Development Standards are being requested. The first is to increase the finished grade for a single family residential development to 72 inches where 18 inches is the standard and a request to allow for increased wall height.

This request is to allow relief from Section 30.32.040.a.9, which limits the elevation that a new pad can be elevated above an existing adjacent grade to 18 inches, to allow a maximum grade change of six feet (6'). Included with this submittal are sections showing the anticipated pad grades in comparison with the existing adjacent (undeveloped) grade. The site is crossed by several well incised washes which does not allow for a consistent grade along the western and southern perimeter of the project. In order to bridge the low points where the washes enter the site excess fill above 18-inches will be required. Included with this submittal are sections showing the anticipated pad grades in comparison with the existing adjacent grades. Section 1 shows the worst case scenario for the western perimeter with 6-feet of fill adjacent to the existing wash. Section 2 shows the typical western perimeter section which would include fills ranging from 18-inches to 3-feet to facilitate onsite drainage. Section 3 shows the worst case for the southern perimeter with 6-feet of fill adjacent to the existing wash.

The second is Section 30.64.050. Per this section the maximum retaining wall allowed by application of Title is 3 feet. Provisions for increased retaining wall height are provided within Title. Section 30.64.050(4) C. States "Specified maximum wall heights may be increased to a maximum of 12 feet (6 foot wall plus 6 foot retaining wall), subject to the landscape provisions specified and compliance with subsection 4.

This request is being made for all lots within the subject development.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

Sincerely,

**RCI** Engineering



Chris Zrinyi, P.E.  
Principal

500 Rancho Drive, Suite 17 - Las Vegas, NV 89106 - Main 702.453.0800  
www.RCINEVADA.com



11/07/18 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

DURANGO DR/ERIE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0698-ORENGIL, KIVANC:

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

**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase finished grade on 12.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action)

---

RELATED INFORMATION:

**APN:**

176-32-601-001 through 176-32-601-005

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase wall height to a maximum of 12 feet (6 foot screen wall with a maximum 6 foot retaining wall) where a 9 foot high wall (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.3% increase).

**DESIGN REVIEWS:**

1. A single family residential development.
2. Increase finished grade up to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.030 (a 300% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 12.6
- Number of Lots: 75 residential/7 common elements
- Density (du/ac): 6.0
- Minimum/Maximum Lot Size: 4,004 square feet/7,041 square feet
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height: 27 feet

- Square Feet: 2,472 to 2,704

**Site Plans**

The plans depict a proposed single family residential development consisting of 75 lots on 12.6 acres with a density of 6.0 dwelling units per acre. The plans depict the lots taking access from minimum 48 foot wide public streets with access to the development from Durango Drive, which is along the eastern boundary of the site. The proposed streets within the development have a 38 foot wide drivable surface and a 5 foot wide sidewalk along both sides of the street. The plans depict 6 foot high screen walls with retaining walls between 2.5 feet and 6 feet in height along the perimeter of the site.

**Landscaping**

The plans depict a 15 foot wide landscape area with a detached sidewalk adjacent to Durango Drive and Erie Avenue. The plans depict an attached sidewalks along Levi Avenue with 6 foot wide landscape areas adjacent to the streets. Additional landscape areas are provided along the entrance to the development. The plant material within these landscape areas consists of trees, shrubs, and groundcover.

**Elevations**

The plans depict 2 residential models, which are both 2 story homes with a maximum height of approximately 27 feet. All of the residences have pitched roofs with concrete tile roofing material. The exterior of the residences consist of combinations of stucco finish painted in earth tone colors, stone veneer, and window fenestrations.

**Floor Plans**

The plans depict residences that are between to 2,472 square feet to 2,704 square feet in area. Each residence has a 2 car garage and options for 3 to 4 bedrooms.

**Applicant's Justification**

The applicant indicates that there are existing washes that run through the site. In order to provide proper drainage the existing topography of the site needs to be modified and building pad sites for the futures home will have to be increased above 18 inches for portions of the site. In order to stabilize the additional fill, retaining walls on portions of the site will have to be increased in height.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Major Development Project, Public Facilities & Open Land	R-E, R-2 & P-F	Undeveloped parcels, single family residences, water reserve facility & Mountain's Edge Regional Park
South	Open Land	R-E	Undeveloped parcels
East	Open Land	R-E	Undeveloped parcels
West	Open Land	R-E	Undeveloped parcels & single family residences

## Related Applications

Application Number	Request
NZC-18-0560	A nonconforming zone change to reclassify the site to an R-2 zone is a companion item on this agenda.
VS-18-0558	A request to vacate rights-of-way is a companion item on this agenda.
TM-18-500168	A tentative map for a single family residential development is a companion item on this agenda.

## STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### Waiver of Development Standards

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

The existing topography of the site is a unique circumstance to justify the waiver to increase wall heights. However, the approval of this request is contingent upon the approval of NZC-18-0560, which staff does not support. This site is in a location that is designated as Open Land in the Enterprise Land Use Plan. The site is surrounded by public land and this request is located farther into a rural area where this type of development is premature. If approved, the increase in the retaining wall heights and finished grades will establish the standards for future developments in this area. Ideally, development in this Open Land area should begin along the perimeter and progress to the interior of the area, not begin in the interior and move outward. Therefore, staff finds this request is premature for the area and does not support the waiver of development standards.

##### Design Review #1

The design of the homes complies with the requirements of Title 30 and are consistent and compatible with the architectural style of existing single family residences north of Cactus Avenue. However, staff does not support NZC-18-0560, which must be approved to allow this development. Additionally staff does not support the waiver of development standards for the increased wall height. Therefore, staff cannot support this design review.

#### Public Works - Development Review

##### Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application.

Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Approval is contingent upon approval of NZC-18-0560.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Provide paved legal access;
- Right-of-way dedication to include 35 feet to the back of curb for Eric Avenue and the associated spandrel;
- Applicant to apply for right-of-way grants for 100 feet for Durango Drive from Eric Avenue to Cactus Avenue, for 40 feet for Eric Avenue from Durango Drive to the western boundary of the subject site, and for 30 feet for Levi Avenue from Durango Drive to the western boundary of the subject site.
- Applicant is advised that the entry street section does not comply with the Uniform Standard Drawings; that the County will not accept public off-set cul-de-sacs; that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way or dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.



**Building Department - Fire Prevention**

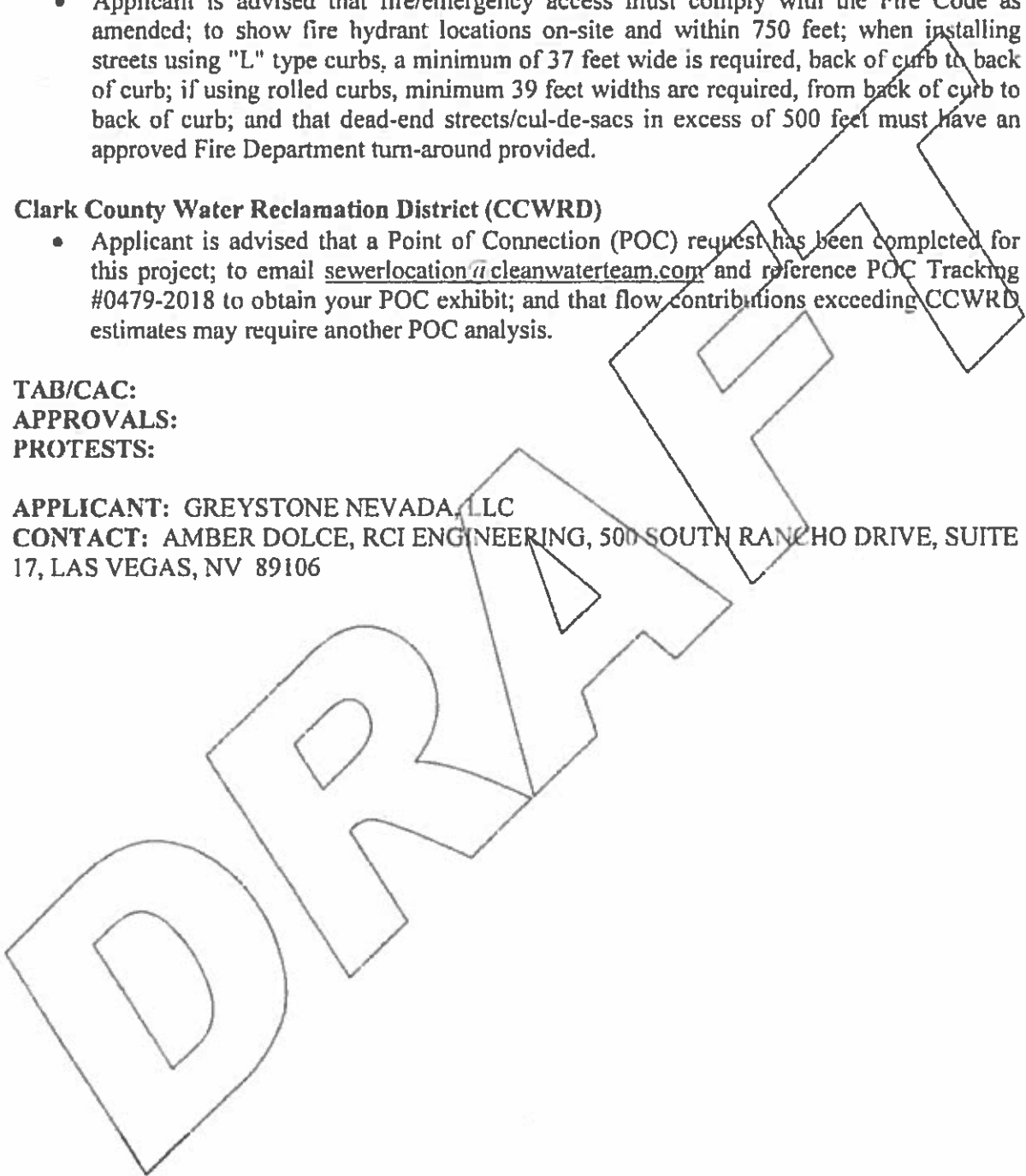
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0479-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: GREYSTONE NEVADA, LLC  
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 SOUTH RANCHO DRIVE, SUITE  
17, LAS VEGAS, NV 89106**







# LAND USE APPLICATION 28A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION 1084

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 475 <sup>02</sup> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING 675 <sup>02</sup> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>8-30-18</u> APP. NUMBER: <u>WS-18-0698</u> PLANNER ASSIGNED: <u>Di</u> TAB/CAC: <u>Enterprise</u> ACCEPTED BY: <u>121</u> TAB/CAC MTG DATE: <u>8-16</u> TIME: <u>6P</u> FEE: <u>1150<sup>02</sup></u> PC MEETING DATE: _____ CHECK #: <u>1033733 / 103770</u> BCC MEETING DATE: <u>10-17-18</u> COMMISSIONER: <u>SJS 1033733</u> ZONE / AE / RNP: <u>R2 N.A.R.</u> OVERLAY(S)? <u>NA</u> PLANNED LAND USE: <u>DL</u> PUBLIC HEARING? <u>Y/N</u> NOTIFICATION RADIUS <u>500</u> SIGN? <u>Y</u> <u>NO</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Durango Erie, LLC</u> ADDRESS: <u>P.O. Box 370042</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
APPLICANT	NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 W Russell Rd, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-736-9100</u> CELL: _____ E-MAIL: <u>Dave.Cornoyer@lennar.c</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S. Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-32-601-001 thru 005

PROPERTY ADDRESS and/or CROSS STREETS: S. Durango Drive and W. Erie Avenue

PROJECT DESCRIPTION: See attached justification letter

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

[Signature] Property Owner (Signature)\*  
Dariusz Imani Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 8-13-18 (DATE)  
 By Dariusz Imani  
 NOTARY PUBLIC Dorothy Grace Shoem



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

# RCI Engineering

August 30, 2018

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

**RE: Justification Letter - Tentative Map, Waiver of Development Standards  
Durango and Cactus South by Greystone Nevada, LLC**

On behalf of our client, Greystone Nevada LLC, we have prepared the following letter of justification in support of a Tentative Map and Waiver of Development Standards for the Durango and Cactus South Single Family Residential Development.

## Tentative Map

The Project site consists of 12.61 gross acres located at the northwest corner of W Erie Avenue and Durango Drive, Assessor's Parcel Numbers 176-32-601-001, 002, 003, 004 and 005. The property is bounded on the south, east and west by USA owned, undeveloped R-E (Rural Estates Residential) zoned land, which has a planned land use of OL (Open Land). The closest development, located to the north, is a single family subdivision with R-2 (Medium Density Residential) zoning and MDP (Major Development Project) planned land use.

The proposed development will consist of 75 single family residential lots on 12.61 acres with a density of 5.95 dwelling units per acre. Lots will range in size between 4,004 square feet and 7,041 square feet, with an average size of 4,792 square feet.

The exterior of the single family residences for the project will consist of stucco with a stone/brick veneer and clay tile roofs. There are 2 floor plan options, measuring 2,472 square feet and 2,704 square feet, each with 3 elevation types to provide a varied streetscape. Both of the models are two story with a maximum height of 26-feet 1-inches.

## Waiver of Development Standards

Two Waiver of Development Standards is being requested to increase the finished grade for a single family residential development to 72 inches where 18 inches is the standard and request to allow for increased wall height.

500 S. Rancho Drive, Suite 17 - Las Vegas, NV 89106 - Main 702.453.0800  
www.RCINEVADA.com

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This request is to allow relief from Section 30.32.040.a.9, which limits the elevation that a new pad can be elevated above an existing adjacent grade to 18 inches, to allow a maximum grade change of six feet (6'). Included with this submittal are sections showing the anticipated pad grades in comparison with the existing adjacent (undeveloped) grade. The site is crossed by several well incised washes which does not allow for a consistent grade along the western and northern perimeter of the project. In order to bridge the low points where the washes enter the site excess fill above 18-inches will be required. Included with this submittal are sections showing the anticipated pad grades in comparison with the existing adjacent grades. Sections 1, 2, 4, and 5 show fills of 2-feet to 4-feet for the western perimeter of the site. Section 3 shows the worst case for the northern perimeter with 6-feet of fill adjacent to the existing wash. Sections 6 through 10 show the typical sections along the perimeter streets which include fills up to 6 feet above the adjacent landscaped common element.

The second is Section 30.64.050. Per this section the maximum retaining wall allowed by application of Title is 3 feet. Provisions for increased retaining wall height are provided within Title. Section 30.64.050(4) C. States "Specified maximum wall heights may be increased to a maximum of 12 feet (6 foot wall plus 6 foot retaining wall), subject to the landscape provisions specified and compliance with subsection 4.

This request is being made for all lots within the subject development.

#### Parking Analysis

Per Clark County Title 30 Table 30.60-1, 165 parking spaces are required for the proposed 75 lot residential development. The single family homes will have 2 car garages that are a minimum of 20 feet deep, with 20-foot deep two car driveways. With four parking spaces per home, a total of 300 parking spaces provided (not including street parking) which meets Title 30 requirements.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2104.

Sincerely,

**RCI** Engineering



Chris Zrinyi, P.E.  
Principal

500 S. Rancho Drive, Suite 17 - Las Vegas, NV 89106 - Main 702.453.0800  
www.RCINEVADA.com



SIGNAGE  
(TITLE 30)

BLUE DIAMOND RD/DEAN MARTIN DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
WS-18-0741-MEH RETAIL, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation between monument signs; and 2) allow roof signs.

DESIGN REVIEWS for the following: 1) signage; and 2) animated signs in conjunction with an approved commercial center on 6.5 acres in an II-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-2 Overlay District.

Generally located on the southwest corner of Blue Diamond Road and Dean Martin Drive within Enterprise. SB/gc/ja (For possible action)

---

RELATED INFORMATION:

APN:  
177-17-111-008

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce separation between monument signs to 55 feet where a minimum of 100 feet is required per Table 30.72-1 (a 45% reduction).
2. Allow roof signs where not permitted per Chapter 30.72.

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

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 8229 Dean Martin Drive
- Site Acreage: 6.5
- Project Type: Signage

Site Plans

The plans show an approved 24,603 square foot commercial center consisting of 6 buildings (Pads A through F). Access to the site is provided by 2 driveways from Valley View Boulevard on the west side of the site and 2 driveways from Dean Martin Drive on the east side of the site.

### Signage

The plans depict 4 identical, 6 foot high, 34 square foot monument signs on the site. One sign is located on the southeast corner of the site adjacent to a driveway entrance. Another sign is located on the southwest corner of the site adjacent to a driveway entrance. The last 2 signs are located on opposite sides of the northern driveway entrance off of Valley View Boulevard, with a separation of 55 feet between the signs. The signs are internally illuminated and consist of an aluminum cabinet with a flex face and a stone base.

The remaining signs of this request are associated with the Pad B building which is a Starbucks restaurant with a drive-thru located at the center of the site. The signage consists of 2 animated roof signs, 4 wall signs, 2 directional signs, a projecting sign, and a hanging sign. The pad site also includes a clearance bar and menu boards associated with the drive-thru. The first animated roof sign is located on an angled roof beam facing Blue Diamond Road. The sign is 51 square feet, constructed of open pan channel letters with a white LED strip and bulb pack. The bulbs on the sign will scintillate. The second animated roof sign is located on top of a canopy over an entrance to the building that faces toward Valley View Boulevard. The sign is 36 square feet, constructed of the same materials as the first roof sign, and will also scintillate.

The first wall sign is 39 square feet and located on the south elevation of the building. The sign consists of internally illuminated channel letters with a white acrylic face. The second wall sign is 25 square feet and located on the east elevation of the building. The sign consists of an internally illuminated logo cabinet. The third and fourth wall signs are 7 square feet each and are located on the south and east elevations of the building. The signs consist of an internally illuminated cabinet with white polycarbonate copy.

The 2 directional signs are 4 feet high, 3 square feet, and located at the beginning and end of the drive-thru lane. The signs consist of an internally illuminated cabinet with white polycarbonate copy, and are supported by aluminum base and poles. The projecting sign is 4 square feet and located above the north entrance to the building. The sign consists of a double faced, internally illuminated logo cabinet. The hanging sign is also 4 square feet and is located inside the building on the west elevation, but is visible through the window. This sign also consists of a double faced, internally illuminated logo cabinet.

Along the drive-thru lane is a 10 foot 3 inch high clearance bar and 3 menu boards ranging from 12 square feet to 36 square feet in size. One of the menu boards is where a person's order is taken and is built into a 12 foot high canopy to provide shelter when ordering.

### Applicant's Justification

The applicant states that the monument signs will serve a valuable directional purpose as well as identifying the center and its businesses. The signs associated with the Starbucks are typical for its brand. Similar signs are seen at other Starbucks locations in the County. The animated scintillation is minimal and is more of a decorative element than an attention gaining device.



**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0870-17	Vacated and abandoned a 5 foot wide portion of Valley View Boulevard for detached sidewalks	Approved by PC	December 2017
DR-0734-17	A retail building and restaurant with drive-thru within an approved commercial center	Approved by BCC	September 2017
DR-0206-16	Restaurants with drive-thru services and retail buildings within an approved commercial center	Approved by BCC	May 2016
UC-0827-15	Use permits and a design review for a commercial center	Approved by BCC	January 2016
ZC-0380-08 (ET-0117-11)	First extension of time to reclassify the subject site and adjacent property to H-1 zoning subject to removing the time limit	Approved by BCC	January 2012
ZC-0380-08 (WC-0038-10)	Waiver of conditions requiring the construction of full off-site improvements with the expansion of an existing resort hotel (Silverton)	Approved by BCC	March 2010
TM-0062-09	3 lot commercial subdivision on 93 acres	Approved by BCC	October 2009
ZC-0380-08	Reclassified the subject site and adjacent property to H-1 zoning for a parking lot and future expansion of an existing resort hotel (Silverton)	Approved by BCC	May 2008
WS-1758-06	Waiver of development standards to allow street landscaping prior to development	Approved by PC	February 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Gasoline stations & a fast food restaurant
South	Commercial Tourist	H-1	Undeveloped
East	Commercial Tourist	H-1	Resort hotel (Silverton)
West	Commercial Tourist	C-2	Shopping center

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards

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

### Waiver of Development Standards #1

Staff finds that the reduction in separation between 2 of the monument signs to 55 feet will not adversely impact the surrounding area. The signs are single faced and angled toward the street at the northern driveway entrance off of Valley View Boulevard. The orientation of the signs are similar to a project identification sign typically found at entrances to development projects. Therefore, staff can support the request.

### Waiver of Development Standards #2

Staff finds the proposed roof signs will not adversely impact the surrounding area. One of the roof signs is on top of a canopy below the main roofline, and therefore, would visually appear as a wall sign. The other roof sign is decorative in nature and projects no higher than 3 feet above the roof beam. Furthermore, roof signs have been approved at other commercial centers in the Valley.

### Design Reviews

Staff finds that the proposed signage is architecturally compatible with the approved commercial center. The signs comply with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding development. The approved commercial center is part of the overall Silverton complex, and the proposed animated scintillation of the roof signs is consistent with the animated scintillation found on signs at the Silverton Resort Hotel to the east. Therefore, the proposed animated signage fits the overall signage theme for the Silverton complex. The proposed animated signage will not be visible from any residential uses.

### **Staff Recommendation Approval.**

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- No comment.

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

- No comment.

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

**APPLICANT: RICK LANE**

**CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101**

**DRAFT**





# LAND USE APPLICATION 29A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

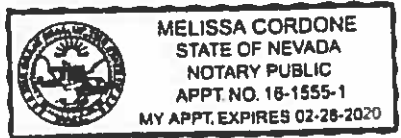
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>9-13-18</u> PLANNER ASSIGNED: <u>GRC</u> ACCEPTED BY: <u>GRC</u> FEE: <u>\$1,150</u> CHECK #: <u>1037, 1038</u> COMMISSIONER: <u>SB</u> OVERLAY(S)? <u>Mud-2</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N      PFNA? <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-18-0741</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>10-10-18</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11-7-18</u> <u>9am</u> ZONE / AE / RNP: <u>H-1, AE-60</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>MEH RETAIL, LLC</u> ADDRESS: <u>13191 Crossroads Pkwy., 6th Floor</u> CITY: <u>City of Industry</u> STATE: <u>CA</u> ZIP: <u>91746</u> TELEPHONE: <u>(702) 429-9995</u> CELL: <u>(702) 429-9995</u> E-MAIL: <u>Rick.lane@silvertoncasino.com</u>	
	<b>APPLICANT</b>	NAME: <u>Rick Lane</u> ADDRESS: <u>3333 Blue Diamond Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702) 429-9995</u> CELL: <u>(702) 429-9995</u> E-MAIL: <u>Rick.lane@silvertoncasin</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Greg Borgel</u> ADDRESS: <u>300 South 4th St., Ste. 1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 791-8219</u> CELL: <u>(702) 692-8099</u> <u>8076</u> E-MAIL: <u>gborgel@fclaw.com</u> REF CONTACT ID #: <u>172242</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-17-111-008  
 PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Rd. & Dean Martin Drive  
 PROJECT DESCRIPTION: Silverton Village West Starbucks Signage Package

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

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

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 8/22/18 (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC



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

APS

LAND USE APPLICATION

CLARK COUNTY PLANNING DEPARTMENT



September 12, 2018

Clark Co. Planning

Hand delivered

Dear Ladies/Gentlemen:

*waiver of development standards and*

Please accept this as the required justification letter for a design review for signage on APN 177-18-511-002 (Silverton shopping center):

1. The principal part of the sign package is for the Starbucks building, as shown on the separately submitted plans. It is believed that design review is required to accommodate animation (scintillation) on part of the Starbucks signage. The building itself has been previously approved with no condition relating to signage. *Two signs are technically a roof sign.*
2. In addition, the signage package requests four monument signs which will serve the overall shopping center. The applicant believes that these signs meet all size and location standards but are submitted for design review as they have not previously been shown on approved plans for the center. *Two of these are separated by 55' rather than 100'*

Justification: The Starbucks package proposes a number of signs that are typical for the brand, including menu board for the drive-thru. Colors, logos, and sizes are as seen on numerous similar facilities in Clark County. Scintillation is minimal and more of a decorative element than an attention-gaining device. The monument signs will serve a valuable directional purpose as well as identifying the center and its constituent businesses.

Greg Borgel  
300 S. 4<sup>th</sup> St. #1400  
Las Vegas NV 89101  
Ph: 702-791-8219



11/07/18 BCC AGENDA SHEET

MINI-WAREHOUSE  
(TITLE 30)

DALE AVE/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-18-0687-ZSKSAIZ M. FAMILY TRUST:**

**ZONE CHANGE** to reclassify 2.9 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone in the MUD-1 Overlay District.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased building height; 2) cross-access; 3) waive applicable design standards per Table 30.56-2; and 4) increase the length of a dead-end street (cul-de-sac) with a County approved turnaround.

**DESIGN REVIEW** for a proposed mini-warehouse facility.

Generally located on the north side of Dale Avenue, 1,130 feet west of Las Vegas Boulevard South within Enterprise (description on file). SS/mk/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

191-08-601-013; 191-08-601-015

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height to 63 feet where a maximum building height of 50 feet is permitted per Table 30.40-4 (a 26% increase).
2. Waive the requirement for cross access and shared parking where required per Table 30.56-2.
3.
  - a. Permit non-decorative metal (vertical "rib" metal paneling) where not permitted within the urban area per Table 30.56-2.
  - b. Permit vertical metal paneling where not permitted per Table 30.56-2.
4. Increase the length of a dead-end street (cul-de-sac) with a County approved turnaround to 1,840 feet where 500 feet is the maximum allowed per Chapter 30.52 and Uniform Standard Drawing 212 (a 268% increase).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.9
- Project Type: Mini-warehouse

- Number of Stories: 1
- Building Height: 63 feet
- Square Feet: 228,892
- Parking Required/Provided: 5/13

#### Site Plan

This is a conforming zone change request from an R-E to C-2 zone for a proposed mini-warehouse facility. The overall facility consists of a single building with an overall area of 228,892 square feet with 1,164 storage units. The footprint of the proposed building occupies an area of 42,377 square feet. The mini-warehouse facility will be constructed in 2 phases, with Phase 1 consisting of 148,992 square feet and Phase 2 consisting of 79,900 square feet. A manager's office measuring 500 square feet in area is included within Phase 1 of the development. Phase 1 of the building features 4 loading doors located on the north side of the building and Phase 2 features 3 loading doors located on the west side of the facility. All loading doors are located underneath an 18 foot high canopy that is attached to the north and west sides of the building. Drive aisles within the facility have a minimum width of 27 feet. Four bicycle spaces are provided at the entrance to the manager's office, located on the southwest side of the building. A proposed 5 foot wide pedestrian walkway connecting to a proposed 5 foot wide attached sidewalk along Dale Avenue is depicted on the site plan. Thirteen parking spaces are provided where 5 spaces are required. Access to the project site is granted via a single proposed commercial driveway along Dale Avenue. An emergency access driveway is also featured along Dale Avenue, adjacent to the southeast corner of the mini-warehouse facility.

#### Landscaping

The plans depict a proposed 10-foot wide landscape area with a 5 foot wide attached sidewalk along Dale Avenue. Medium, 24 inch box trees are planted 25 feet on center along the street frontage in addition to shrubs and groundcover. A 6 foot wide landscape area located behind a 6 foot high decorative block wall is proposed along the west and north property lines featuring large trees planted 20 feet on center. Additionally, shrubs are randomly dispersed throughout the landscape area along the north and west property lines. A 6 foot wide landscape area is proposed along the east property line featuring medium, 24 inch box trees planted 25 feet on center in addition to a 6 foot high block wall. Parking lot landscaping is evenly distributed throughout the site.

#### Elevations

The plans depict a 1 story building measuring 63 feet in height to the top of the parapet wall. The exterior portions of the building consist of stucco, CMU block, and vertical metal paneling. An 18 foot high attached metal canopy is located along the north and west sides of the building, and features blue accents. Four overhead roll-up doors are located on the north side of the building and 3 overhead roll-up doors are located on the west side of the building. The exterior color of the mini-warehouse facility features neutral, earth tone colors.

#### Floor Plans

The plans depict an overall footprint area of 42,377 square feet. The storage space within the proposed facility will occupy a total area of 228,892 square feet. Customers will not enter the building as the storage containers are brought to a vestibule area within the building via an



internal crane lift where the exterior loading doors of the facility open to expose the storage container to the customer. The facility consists of 1,164 individual storage units.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the parcels immediately to the east of the project site do not have any recently approved development plans; therefore, the elimination of the cross access requirement is being requested. The proposed mini-warehouse facility will serve the community with the storage of goods, with a unique drive-up concept to the building. The facility will have minimal impact on the public facilities, services, access roads, and traffic. The proposed project will utilize an extensive landscaping plan that will improve the aesthetics and character of the surrounding neighborhood. The mini-warehouse facility will be in high demand with the significant number of residential units forthcoming in the area, in addition to the facility's close proximity to I-15.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	I-1	St. Rose Parkway & undeveloped
South	Commercial Tourist	R-T	Undeveloped
East	Commercial Tourist	R-T	Undeveloped, including BLM parcel within City of Henderson
West	Major Development Project (Southern Highlands) - Commercial Tourist	R-2	I-15 & single family residential development

**STANDARDS FOR APPROVAL:**

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

Analysis  
Current Planning  
Zone Change

This is a request for a conforming zone change and staff finds that the application is compatible with and appropriate for both the project site and the surrounding area. The C-2 zoning district is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The zone change request will have minimal to no impact on the surrounding land uses; therefore, staff recommends approval.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

#### Waiver of Development Standards #1

The proposed increase in building height will have minimal impact on the surrounding land uses. There are no single family residences located immediately adjacent to the project site. The overall roofline of the mini-warehouse facility varies in height from 60 feet to 63 feet, complying with Commercial Policy 78 of the Comprehensive Master Plan which encourages the elimination of blank building elevations along public rights-of-way and areas visible to the general public through the use of varying rooflines.

#### Waiver of Development Standards #2

The intent of the cross access requirement is to provide connectivity between similar types of non-residential uses, promote efficient on-site circulation, and reduce the number of non-residential driveways along rights-of-way. While the adjacent parcels to the east of the proposed development are planned for Commercial Tourist uses, development plans have not been submitted for these parcels. Staff finds it would be impractical to share parking and provide cross access to the parcels to the east since no development is currently proposed. The elimination of the cross access will not have a negative or an adverse impact on the adjacent surrounding land uses or area. Therefore, staff can support this request.

#### Waiver of Development Standards #3a & #3b

Although the vertical metal paneling is not considered a decorative material, staff finds that the contrasting patterns comply with Commercial Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations visible to the general public. The metal paneling resembles a "standing seam" design, giving the appearance of decorative metal. The combination of the vertical metal paneling, in addition to the stucco exterior and CMU block, enhances the design element of the elevations. Staff also finds that the contrasting colors between the vertical metal panels, the stucco exterior, the CMU block, and the metal canopy improve the aesthetic quality of the proposed mini-warehouse facility. Therefore, staff can support this request.

#### Design Review

The proposed mini-warehouse facility complies with Commercial Policy 67, which encourages compatible commercial developments with abutting uses through site planning and building design techniques. The proposed building also complies with Commercial Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations visible to the general public. The proposed building features a combination of several different types of exterior materials, including stucco, CMU block, and vertical metal paneling resembling "standing seam", which creates an enhanced design element for the proposed elevations. The exterior colors of the mini-warehouse facility feature neutral, earth tone colors that will be harmonious with the surrounding environment. Consideration has also been given to the landscaping plan surrounding the perimeter of the project site. A 10 foot wide landscape area is proposed adjacent to Dale Avenue, where only 6 feet of landscaping is required. A 6 foot wide landscape area is proposed along the east property line, where no landscaping is required. A 6

foot wide landscape area, with large trees planted 20 feet on center, is proposed along the north and west property lines of the project site. Staff finds the proposed project complies with several policies of the Comprehensive Master Plan; therefore, recommends approval.

**Public Works - Development Review**

Waiver of Development Standards #4

Staff has no objection to waiver of development standards #4; however, the applicant must obtain approval from Fire Prevention.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Large trees to be planted along the north and west property lines;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 3 years of approval date or they will expire, unless an extension of time is approved by the Board of County Commissioners.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 20 feet for Dale Avenue and the portion of the cul-de-sac for Dale Avenue adjacent to the subject parcel;
- Nevada Department of Transportation approval;
- Clark County Fire Prevention approval of the over-length cul-de-sac.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; fire protection may be required for this facility; operational permits may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0526-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RUSTY BROWN**

**CONTACT: JEFFREY ENGLEHART, 1716 HORIZON RIDGE PARKWAY, SUITE 130,  
HENDERSON, NV 89012**

**DRAFT**



# LAND USE APPLICATION 30A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

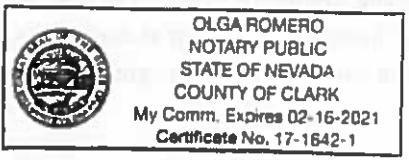
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  <input type="checkbox"/> APPLICATION REVIEW (AR)	STAFF	DATE FILED: <u>8/29/18</u> APP. NUMBER: <u>ZC-18-0697</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>ENTERPRISE</u> ACCEPTED BY: <u>MND</u> TAB/CAC MTG DATE: <u>9/25/18</u> TIME: <u>6:00 PM</u> FEE: <u>\$2,025</u> PC MEETING DATE: <u>-</u> CHECK #: <u>1349</u> BCC MEETING DATE: <u>10/17/18 9:00 AM</u> COMMISSIONER: <u>ESSOLAK</u> ZONE / AE / RNP: <u>R-E / NONE / NONE</u> OVERLAY(S)? <u>MUD-1</u> PLANNED LAND USE: <u>ENT CT</u> PUBLIC HEARING? <input checked="" type="checkbox"/> YES PUBLIC HEARING? <input checked="" type="checkbox"/> YES TRAILS? <input checked="" type="checkbox"/> YES PFNA? <input checked="" type="checkbox"/> YES APPROVAL/DENIAL BY: <u>-</u> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER	NAME: <u>ZS KS AI FAMILY TRUST</u> ADDRESS: <u>11510 Mystic Rose Ct,</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>(702) 767-3764</u> CELL: <u>(702) 767-3764</u> E-MAIL: <u>umerzmalik1@gmail.com</u>
	APPLICANT	NAME: <u>Rusty Brown/ Amalgamated Holdings LLC</u> ADDRESS: <u>2824 Abaca Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>(702) 682-4171</u> CELL: <u>(702) 682-4171</u> E-MAIL: <u>rbrown@primecitycapital.C</u> REF CONTACT ID #: <u>-</u>
	CORRESPONDENT	NAME: <u>Jeff Englehart</u> ADDRESS: <u>1716 Horizon Ridge</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 501-5107</u> CELL: <u>(702) 501-5107</u> E-MAIL: <u>jeff_englehart@hotmail.CO</u> REF CONTACT ID #: <u>-</u>

ASSESSOR'S PARCEL NUMBER(S): 191-08-601-015 & 191-08-601-013  
 PROPERTY ADDRESS and/or CROSS STREETS: West Dale and Las Vegas Blvd.  
 PROJECT DESCRIPTION: Mini Storage Facility

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

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

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 7/17/2018 (DATE)  
 BY Umer Malik  
 NOTARY PUBLIC [Signature]



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

## Justification Letter

<b>Project Name:</b> Robot Storage	<b>Date:</b> 27August2018	<b>Project #</b>
<b>Location:</b> S. Dale drive	<b>Pages:</b> 1 of 3	<b>Arch. Phase:</b> 01

**Property Identification Number:**

191-08-601-015

**PLANNER  
COPY**

**The Request:**

Is for a current Conforming Zoning District change from ( CT ) Commercial Tourist to a new (C2) Commercial General, and a "Design Review" for Development of a new Mini Warehousing facility.

**Project Name:**

Robot Self Storage

**Project Location**

The project will be located at the termination of W. Dale Avenue, on the North-side of Dale road. The properties APN entitles it to approximately +/- 2.75 acres of total land with a 20' road dedication for Dale Avenue, plus an additional 10' for a landscape. Half street improvement shall include side-walk dedication, along Dale Avenue. Dale road will terminate with a dedicated cul-de-sac . In addition, developer proposes a 5' landscape buffer on North property line along St. Rose.

**Project Description:**

The project consists of a new 1 Story 43,377 square feet Mini Storage facility, but shall have rack system on 5 levels with 148,992 square feet of Storage. Building shall be built in 2 Phases and when complete shall be 1,164 Units. Building Phase 1, shall be 19,400 sqft foot print – but will have +/- 68,200 sqft. of Storage and Phase 2 is 22,977 sqft. – but will have +/- 79,900 sqft. of Storage. Phase 1 building, shall have 4 loading doors facing North; and Phase 2 shall have 3 loading area's / doors facing West . All loading areas shall be under a canopy to protect customers from the elements. There will be no elevator or hallways in subject building; patron will not enter interior of building. Rather, Storage container are brought to a vestibule via a crane where exterior doors open to expose unit to waiting customer. We will be using ( ARS ) "Automated Retrieval System", widely used in inventory control for distribution centers and vertical Car parking. There will be a 500 sqft. Office abutting the South West corner of the building, near the South West corner of the parcel. Also in this location will be 2 way drive way. Building height shall exceed the permitted limit for C2 zoning type; and therefore shall require a Waiver ( # 1 ) for thirteen additional feet beyond the 50 foot maximum permitted in Title 30 for C2 zoning. Therefore, Warehouse shall be no higher than 63' feet at the roof peak including "Parapets". Set-backs, driveway throat depths, parking lot coverage, and landscaping meet code. Trash enclosure shall not be visible from right-away. The color scheme for subject building shall be natural colors, with

vibrant color accents; and shall be harmonious with existing area buildings. The main Building shall have a combination of stucco finish and decorative ceramic tile façade. There shall be canopy with varying height, creating a decorative building element. Regarding development of half street improvement, a second Waiver ( # 2 ) will be required. This Waiver will be for the required Cul-de-sac on Dale road that terminates but, exceeds 500 feet in distance. Dale road distance is 1,833 feet from center-line of Las Vegas Blvd. to back of sidewalk at the end of Cul-de-sac. Lastly, we plan to have a dedicated loading bay with the capability to load units on to a customized Truck for delivery and pick up of Units, at customers home. Units will be retrieved and then loaded back into the building with ARS system.

**Project Justification:**

We believe there is Justification for Re-zoning from CT to C2 for the following reasons:

First, Enterprise Land Use plan indicate a new Planned Land Use of General Commercial ( CT ) for this subject Parcel. A Self Storage project, is within allowed parameters for General Commercial, under Title 30.

Second, This 1 story building along with landscape buffers will serve as a transition, from Highway corridor to Commercial based businesses in this developing area. This facility will serve the community with storage of Goods, with a unique Drive up concept. Building units will be all drive up. Facility will have minimal impact on the public facilities, services, access roads, and traffic. Self Storage trip generation is lower than majority of other Use's currently allowed under General Plan.

Third, the project will feature an extensive planting of Evergreen Trees ( ie. Indian Laurel ) along the South property line, on Dale rd. frontage. In addition, there will be Pineapple Palms flanking the Driveway with various bushes, and ground cover along Dale rd. frontage. The North Property-line, adjacent to St. Rose Parkway, which is at bottom of existing slope, will be a lined with tall trees'. These large Date Palms shall be located 20 feet on center along the North Property line. Once these Date Palms are fully grown, they will create an enhanced appearance by way of framing building; moreover, this will create a more attractive view corridor approaching freeway. Overall, this projects landscaping will generally add an improved aesthetic and /or character, to this developing neighborhood.

Fourth, Robot Storage will not have any adverse effect on surrounding public services, and will actually make this developing community more secure, in that it will serve as a secure passive vault type of facility with Biometric access and monitored 24 hours a day , year round by a security system, and facility staff.

Fifth, this type of enterprise ( Mini Storage ) will be in high demand with the significant number of forthcoming area home developments and its close proximity to Interstate highway. Public facilities continue to be added by City of Henderson in support of significant number Industrial projects recently constructed and in Planning stages ( ie. Raider practice facility ).

In conclusion, it is our intent to create harmonious development with existing residents and businesses in the immediate area. Moreover, this new business will contribute Tax revenue and increase commerce within the trade area. Lastly, Site development will be consistent with Clark County standards in Title 30



RESIDENTIAL DEVELOPMENT  
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-18-0691-SILVERADO LAND PARTNERS, LLC:**

**ZONE CHANGES** for the following: 1) reclassify 7.4 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone; and 2) reclassify 28.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**USE PERMIT** for a residential planned unit development (PUD).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) increase wall height; 3) increase the number of units accessed from a stub street; 4) reduce street width; 5) reduce street intersection off-set; and 6) alternative residential driveway geometrics.

**DESIGN REVIEWS** for the following: 1) an attached single family residential planned unit development (townhouses) in an R-3 (Multiple Family Residential) Zone; 2) a detached single family residential development in an R-2 (Medium Density Residential) Zone; and 3) increase finished grade for lots within a proposed residential development.

Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise (description on file). SB/al/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-502-007; 177-30-601-003

**USE PERMIT:**

Allow a proposed planned unit development (PUD) for an attached single family residential (townhouses) subdivision establishing development standards including, but not limited, to lot areas, building setbacks and separations, wall heights, and open space per plans on file per Chapter 30.24.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the setback from any street, drive aisle, sidewalk, or curb within a planned unit development to a minimum of 3 feet where a minimum of 10 feet is required per Section 30.24.080 (a 70% reduction).
2. Increase wall heights to 11 feet (5 foot retaining wall with a 6 foot screen wall) where a maximum 9 foot high wall (3 foot retaining wall with a 6 foot screen wall) is required per Section 30.64.050 (a 22.2% increase).
3. Permit up to 10 dwelling units to have access from a stub street where a maximum of 6 dwelling units are permitted per Section 30.52.030 (a 66.7% increase).

4. Reduce the width of local streets to 48 feet where 60 feet is required per Section 30.52.030 (a 20% reduction).
5. Reduce street intersection off-sets to a minimum of 55 feet where a minimum of 125 feet is required per section 30.52.052 (a 56% reduction).
6.
  - a. Reduce the separation between driveways to the beginning of curb return to a minimum of 11 feet where 12 feet is required per Uniform Standard Drawing 222 (an 8.3% reduction).
  - b. Reduce the separation between driveways and property lines to a minimum of 2 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 66.7% reduction).

**DESIGN REVIEWS:**

1. An attached single family residential planned unit development (townhouses) on 7.4 acres in an R-3 (Multiple Family Residential) Zone.
2. A detached single family residential development on 28.0 acres in an R-2 (Medium Density Residential) Zone.
3. Increase finished grade up to 60 inches (5 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.030 (a 233.3% increase).

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)  
 ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.4 (R-3)/28 (R-2)/35.4 (total)

R-3 Planned Unit Development

- Site Acreage: 7.4
- Number of Lots/Units: 125 residential/13 common elements
- Density (du/ac): 17.0
- Minimum/Maximum Lot Size: 817/1,640
- Project Type: Attached single family residential (townhouses) planned unit development
- Number of Stories: 3
- Building Height: 35 feet
- Square Feet: 1,243 to 1,603
- Open Space Required/Provided: 31,451 square feet/60,763 square feet
- Parking Required/Provided: 325/336

R-2 Detached Single Family Residential

- Site Acreage: 28
- Number of Lots/Units: 200 residential/17 common elements

- Density (du/ac): 7.1
- Minimum/Maximum Lot Size: 3,302/8,046
- Project Type: Detached single family residential development
- Number of Stories: 2
- Building Height: 27 feet
- Square Feet: 1,955 to 2,372

### Site Plans

The plans depict a proposed residential project to separate components on approximately 35.4 acres. The project consists of an attached single family residential (townhouse) development on the northern portion of the site and a detached single family residential development on the majority of the site. Each of the components will stand on its own for density, parking, and amenities available to the residents.

### Site Plans (R-3)

The R-3 portion of the site consists of the northern 7.4 acres located west of the Hinson Street alignment, between Silverado Ranch Boulevard on the northern boundary and the Landberg Avenue alignment on the southern boundary. The plans depict an attached single family residential planned unit development (PUD) consisting of 125 attached dwelling units with a density of 17.0 dwelling units per acre. Per Code, many of the development standards for PUDs are established by a use permit process based on the plans that are approved for the project by the Planning Commission or Board of County Commissioners. The 125 units are divided between 19 buildings, with between 2 to 10 units in each building. Access to the project is provided from Landberg Avenue, Schirlls Street, and Minson Street, which will be dedicated as public streets. Additional access is provided by private streets which will be connected with the R-2 zoned project to the south. Access to the units within the PUD is provided by minimum 25 foot wide private stub streets, which will provide access for up to 10 dwelling units. Each townhouse unit will have a 2 car garage for a total of 250 parking spaces. The plans depict an additional 86 spaces with 46 spaces located in the central portion of the project, and the remaining 40 spaces being on-street parking located throughout the site for a total of 336 spaces where 325 are required. The dwelling units are designed with the garages at the front of each individual lot and a 5 foot wide sidewalk is provided on 1 side of each of the stub streets. The sidewalks will provide pedestrian circulation throughout the PUD. However, with the proposed stub streets, 82 of the units will not have a direct vehicle access to the central portion of the proposed development. Therefore, there will not be convenient parking for visitors to these 82 units.

The minimum setbacks for each of the townhouse buildings are as follows:

- Streets, sidewalks, drive aisles, access easements, curbs, and overhangs/intrusions – 3 feet
- Garage doors – 10 feet
- Between buildings – 21 feet
- Perimeter – 10 feet
- Sides – zero

### Site Plans (R-2)

The R-2 portion of the development consists of 200 single family residences on 28 acres with a density of 7.1 dwelling units per acre. Access to this portion of the development is provided by a combination of public and private streets. The public streets include Arville Street, Schirlls Street, Hinson Street, Landberg Avenue, and Le Baron Avenue. The private streets will be 42 feet in width, with a 4 foot sidewalk located on 1 side of the street. The private street system will connect this project to the PUD project to the north.

### Landscaping (R-3)

The plans depict 60,763 square feet of open space being provided where 31,451 square feet of open space is required. This open space includes passive and active recreation areas and landscape areas to screen the project from adjacent developments. The plans depict minimum 10 foot wide landscape areas along the adjacent properties. Additional landscape areas are located adjacent to the public street.

### Landscaping (R-2)

A minimum 15 foot wide landscape area consisting of trees, shrubs, and groundcover with detached sidewalks is depicted along Arville Street. A minimum 6 foot wide landscape area is depicted along the side street of the corner lots consisting of trees, shrubs, and groundcover.

### Elevations (R-3)

The townhouse buildings are 3 stories with a maximum height of 35 feet. The buildings have flat roofs behind parapet walls. Each unit within the buildings is a 3 story, attached single family dwelling that will be under separate ownership. However, the design of the buildings with the attached units have a mass and building footprint that have the appearance of a multiple family residential development. The buildings having variations in roof heights, pop-outs, recesses, and other architectural features to break-up the vertical and horizontal lines of the buildings. The plans depict variations in window treatments, doors, accents, and other architectural treatments to provide a mix of building elevations which are similar, but not all the same.

### Elevations (R-2)

The plans depict 2 story single family residences with pitched roofs consisting of concrete tile roofing material. The residences will be a maximum of 27 feet in height. The exterior of the residences have a stucco finish painted in earth tone colors. Architectural features to enhance the appearance of the homes include window fenestrations, pop-out, recesses and variations in the roofline to break-up the vertical and horizontal surfaces of the homes.

### Floor Plans (R-3)

The plans depict a single family residential PUD consisting of 125 units which will be between 1,243 square feet to 1,603 square feet in area. Each unit is 3 stories with the first floor consisting of a 2 car garage. The second floor consists of a kitchen, living room, and a half bath. The third floor consists of bedrooms and bathrooms.

### Floor Plans (R-2)

The plans depict 2 story single family residences between 1,955 square feet to 2,372 square feet in area. Each residence has a 2 car garage and options for 3 to 5 bedrooms.

**Applicant's Justification**

The applicant indicates that the proposed project conforms to the Enterprise Land Use Plan and is consistent with the planned land uses in the area. The residential developments will provide additional housing options for the community.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-E	Undeveloped parcels & single family residences
South	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels
East	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels
West	Residential Suburban (up to 8 du/ac) & Public Facilities	R-E	Undeveloped parcels & a single family residence

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-18-0690	A request to vacate easements and rights-of-way is a companion item on this agenda.
TM-18-500165	A tentative map for a detached single family residential development is a companion item on this agenda.
TM-18-500164	A tentative map for an attached residential planned unit development (townhouses) is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning  
Zone Changes**

The proposed reclassification of the site to an R-2 zone and an R-3 zone is in conformance with the Enterprise Land Use Plan. The proposed use of the property is consistent and compatible with planned and approved land uses in this area. The request complies with Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. Staff finds the proposed use of the site is compatible with the Comprehensive Master Plan and supports the zone change.

**Use Permit**

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

### Waivers of Development Standards

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

### Use Permit, Waiver of Development Standards #1, & Design Review #1

The proposed townhouse development will consist of 19, two story buildings that have the appearance of multiple family buildings. The existing development in this area consists of detached single family residences; however, planned land uses include multiple family and single family residential developments. The proposed attached single family residences are compatible with the planned land uses for this area. The plans depict reductions in the required setback for the proposed building for overhangs and architectural intrusions. A minimum 10 foot setback will be maintained to the garage doors. These setbacks were established to provide uniform streetscapes within a planned unit development. Additionally, the garage setback requirement was placed in Code to ensure safe on-site circulation when vehicles may be backing into an operative drive aisle, and adequate space for vehicles to move within a development and without creating hazards or compromising safety. Since the required garage setback is being provided and the reductions are for overhangs and architectural intrusions from the stub streets there should be no hazards to vehicles or pedestrians with the proposed setback reductions. The design of the buildings provide architectural features that break-up the vertical and horizontal lines that enhance the appearance of the project. Having the private streets connect the R-3 zone and R-2 zone portions of the site complies in part with Urban Specific Policy 7 of the Comprehensive Master Plan, which encourages land uses provide appropriate connectivity and not be segregated. The design of the townhouses comply in part with Urban Specific Policy 43 to promote projects that provide innovative architecture.

However, the design of the project with the stub streets, which will not provide direct vehicle access for 82 of the units to the central portion of the development, does not comply with Urban Specific Policy 7. These units will be partly segregated from other portions of the project. Visitors to these 82 units will not have convenient access to guest parking, which could cause visitors to park within the stub street and block access to units, which could create life safety issues in the event of an emergency. Due to the lack of vehicle access throughout the PUD, the potential for parking problems, and access for emergency services, staff does not support the design of the PUD. Therefore, staff does not support the use permit, waiver of development standards #1, and design review #1.

### Waiver of Development Standards #2

The applicant indicates that the increase in the retaining wall height is necessary due to the existing topography of the site. Additionally, the building pads have to be increased in height to allow the site to connect into the future sewer line to the east of the site. In order to provide proper drainage and allow for future sewer line connection, the applicant indicates it is necessary to increase the finish grade for portions of the site, which will require the retaining walls to be

increased in height to stabilize the fill. The existing topography of the site can be a unique circumstance to warrant approval of the waiver to increase wall height.

#### Design Review #2

The design of the homes comply with the requirements of Title 30 and are consistent and compatible with other developments that have been approved in the County. The proposed layout with residences facing out to the local street will contribute to a greater sense of community and will not establish another isolated neighborhood. Having the private streets connect the R-3 zone and R-2 zone portions of the site complies in part with Urban Specific Policy 7 of the Comprehensive Master Plan, which encourages land uses provide appropriate connectivity and not be segregated. Therefore, staff can support the design review.

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

##### Waiver of Development Standards #3

Stub streets that are narrower than the standard 37 foot wide private street section are allowed, with restrictions, in instances when only 6 or fewer units are on those streets. The limitation of units is to ensure proper access exists for both emergency vehicles and for residents and visitors. While the applicant has attempted to remedy the lack of parking on the stub streets by providing off-street parking areas, staff finds those areas are not equally dispersed throughout the subdivision to allow for safe vehicle, pedestrian, and emergency access.

##### Waiver of Development Standards #4

Staff has no objection to the request to reduce Landberg Avenue, Schirlls Street, and Le Baron Avenue to 48 foot wide public streets. Le Baron Avenue has already been reduced in width to the east of the site due to the existing power line and poles, which also exist on the subject site. Schirlls Street and Landberg Avenue are proposed to be short street segments to connect Silverado Ranch Boulevard to Arville Street. The properties on the north and west sides of those streets are planned for Residential High uses and access to or from those properties to Schirlls Street or Landberg Avenue will be unlikely. Therefore, Schirlls Street and Landberg Avenue will primarily serve the subject residential project.

##### Waivers of Development Standards #5 & #6

Staff finds these request to be a self-imposed hardship. The applicant can design deeper lots that will increase the separation between streets to ensure that the minimum distance is met. Additionally, wider lots will allow both the separations from the driveway to the property lines and the distances between the back of curb radii and the driveways to meet the standards

##### Design Review #3

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

### **Department of Aviation**

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

### **Staff Recommendation**

Approval of the zone changes, waivers of development standards #2 and #4, and design reviews #2 and #3; and denial of the use permit, waivers of development standards #1, #3, #5, and #6, and design review #1.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for significant changes to the R-2 zoned portion of the development;
- Design review as a public hearing for the R-3 zoned portion of the development should the area not be developed as a PUD;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that per Section 30.24, PUD projects are approved per plans on file and any changes to the approved plans will require additional land use approvals; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards, and design reviews must commence within 4 years of approval date or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 30 feet to 60 feet for Hinson Street, 48 feet for Schirlls Street, 24 feet to 48 feet for Landberg Avenue, 24 feet to 48 feet for Le Baron Avenue, and all associated knuckles and spandrels.



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

**Department of Aviation**

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

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0367-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:  
APPROVALS:  
PROTESTS:

APPLICANT: PARDEE HOMES OF NEVADA  
CONTACT: GCW, INC, 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146





# LAND USE APPLICATION 31A

**CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT**  
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

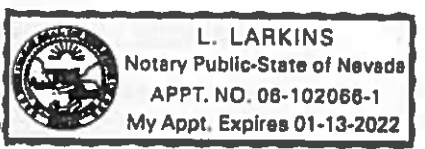
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <u>105002</u> <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <u>67502</u> <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>47502</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <u>67502</u>  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>8-30-18</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>\$287502</u> CHECK #: <u>111677/2785103</u> COMMISSIONER: <u>JB</u> OVERLAY(S)? <u>UA</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? Y <u>(N)</u> PFNA? Y <u>(N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>22-18-0691</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9-26</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-17 9AM</u> ZONE / AE / RNP: <u>RE</u> PLANNED LAND USE: <u>RH/RS</u> NOTIFICATION RADIUS <u>100'</u> SIGN? <u>(Y/N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>Silverado Land Partners, LLC</u> ADDRESS: <u>PO Box 19188</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89132-0188</u> TELEPHONE: <u>(702) 650-5504</u> CELL: <u>(310) 906-8381</u> E-MAIL: <u>Lauren@WindmillCap.com</u>		
<b>APPLICANT</b>	NAME: <u>Pardee Homes of Nevada</u> ADDRESS: <u>4675 W. Teco Road, Suite #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-614-1400</u> CELL: <u>702-614-1400</u> E-MAIL: <u>dan.hale@pardeehomes.</u> REF CONTACT ID #: _____		
<b>CORRESPONDENT</b>	NAME: <u>GCW, Inc. / Angie Scott</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2126</u> CELL: <u>702-804-2126</u> E-MAIL: <u>ascott@gcwengineering.c</u> REF CONTACT ID #: <u>131084</u>		

ASSESSOR'S PARCEL NUMBER(S): 177-30-502-007 and 177-30-601-003  
 PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Boulevard and Arville Street  
 PROJECT DESCRIPTION: Conforming Zone Change from R-E to R-3 & from R-E to R-2

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

Faramarz Yousefzadeh, President of its Manager  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON June 18 2018 (DATE)  
 By Faramarz Yousefzadeh, President of Windmill Capital Inc. Manager of Silverado Land Partners, LLC  
 NOTARY PUBLIC:



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

5523-A064

August 29, 2018

Clark County Development Service  
500 South Grand Central Parkway  
Las Vegas, NV 89155-1744

**RE: Waiver of Development Standards  
APN No. 177-30-502-007 and 177-30-601-003**

To Whom It May Concern:

On behalf of our client, Pardee Homes (PH), GCW, Inc. respectfully submits for the following Waiver of Development Standards.

- a. Retaining wall height over 3 feet-Title 30 64.050(a)(4)
- b. To allow for more than 6 units fronting the stub street-Title 30 52.030(b)
- c. 3.3 feet setback to property line where 10 feet is required-Title 30 24.080 and Table 30.24-2

a. Retaining wall height over 3 feet-Title 30 64.050(a)(4)

We are asking to have 4.5 ft high retaining wall with 6-ft high of screen wall on top of retaining for a total of 10.5 feet total expose wall height, where 3-ft high retaining wall with 6-ft high screen wall on top with total expose wall height of 9 feet is allowed due to two reasons.

First, the existing terrain generally slopes from west to east across the parcel, with a natural drainage outlet at the southeast and northwest corners of the easterly most parcel boundary. To direct storm water run-off to these outlets, it was necessary to match the existing elevations at these outlets and slope the roadway to a common high point located near the middle of said easterly parcel boundary. The design uses the minimum allowable roadway slopes to keep this highpoint as low as possible.

Second, the sewer is proposed to be sloped toward Silverado and then go east to connect into the future development to the east. The site needs to be raised at the stub street on the easterly property for the sewer to flow correctly. This also causes the site to be higher.

b. To allow for more than 6 units fronting the stub street-Title 30 52.030(b)

As shown on the Site Plan and Tentative Map submitted, we are asking to have 10 units fronting the stub street where maximum of 6 units front the stub street is allowed. The stub streets proposed are 25 ft wide with 5 ft sidewalk on one side, and they are less than 150 feet in length. The traffic generates within these stub streets are from residents, and they are minimal. The width and lengths meet the intents title 30.52.030(b).

Since the traffic generates are mostly from resident, and they are minimal, we are asking to have up to 10 units fronting the stub street.

c. 3.3 feet setback from building to property line where 10 feet is required-Title 30 24.080 and Table 30.24-2:

Lastly, we are asking to have 3.3 ft setback to property line where 10 feet is required. As shown on the detail blow up in the Site Plan and Tentative Map, the setback from the garage to the edge of the curb or

sidewalk, which are property lines is 10 ft. The rear setback from building to property line is 10 ft. Building setback to curb or sidewalk is also 10 feet. The above setbacks meet the intent of the code.

The 3 3 ft setback from building to property line is for the building overhang over the garage, which face the stub street. This building overhang will provide architecture articulation, soften the building façade, and make the building much more pleasing.

We appreciate your consideration with the above waivers request. Please give me a call at 702-804-2126 if you have any questions or concerns.

Cordially,

GCW, INC.



Gia Nguyen, P.E.  
Sr. Vice President





# Enterprise Town Advisory Board

September 26, 2018

## MINUTES

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Board Members:	David Chestnut – Chair – <b>PRESENT</b> Cheryl Wilson – Vice Chair – <b>PRESENT</b> Frank Kapriva – <b>PRESENT</b>	Basil Raffa – <b>PRESENT</b> Jenna Waltho – <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:tlh@clarkcountynv.gov">tlh@clarkcountynv.gov</a>	

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

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

Al Laird, Current Planning

II. Public Comment

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

None.

III. Approval of September 12, 2018 Minutes (For possible action)

Motion by: David Chestnut

Action: **APPROVE** minutes for September 12, 2018 as amended

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

IV. Approval of Agenda for September 26, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested hold:

6. TM-18-500148-ROOHANI KHUSROW FAMILY TRUST: Applicant requested a hold to November 1, 2018 Enterprise TAB meeting.

Related applications:

3. WC-18-400195 (UC-0479-17)-ABS MOUNTAINS EDGE ENTERPRISE, LLC:
4. WS-18-0653-ABS MOUNTAINS EDGE ENTERPRISE, LLC:
  
5. TM-18-500147-LH VENTURES, LLC:
9. VS-18-0635-LH VENTURES, LLC:
10. WS-18-0634-LH VENTURES, LLC:
  
7. TM-18-500151-D B A C, LLC:
11. WS-18-0658-D B A C, LLC:
  
17. TM-18-500160-VERCHOTA, ROBERT J. & NANCY J. TR:
18. VS-18-0686-VERCHOTA, ROBERT J. & NANCY J. TR, ET AL:
20. ZC-18-0685-VERCHOTA, ROBERT J. & NANCY J. TR

V. Informational Items

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

a. Applications are available until Tuesday, November 13, 2018 for appointments by the Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year term beginning January 2019.

b. Clark County Commission De F candidates Democrat Justin Jones and Republican Tisha Black will face each other, and frank questions submitted by voters.

October 15, 2018 from 6 to 7:30 p.m.

Windmill Library Auditorium

7060 West Windmill Lane, Las Vegas, NV 89113

c. The TAB is seeking volunteers to represent Enterprise on the Community Development Advisory Committee (CDAC). It is anticipated that CDAC meetings will begin in January 2019 and consist of members reviewing applications, hearing presentations, visiting project sites, and making recommendations for all Home Investment Partnerships Program (HOME), Neighborhood Stabilization Program (NSP), and Emergency Solutions Grant (ESG) projects.

d. There is no First Tuesday at the Windmill Library next month. Instead LVMPD has put together National Night Out on Tuesday, October 2nd, at 6:00 PM in the Mountain's Edge Marketplace and will offer food trucks, an incredible local school performance competition, touch-a-truck, over 30 vendors giving stuff away and so much more! National Night Out is all about building community camaraderie to make our neighborhoods safer, more caring places to live by enhancing relationships between law enforcement, community partners, and neighbors.

VI. Planning & Zoning

1. **TM-18-500154-PROSPECT RAINBOW, LLC:**

**TENTATIVE MAP** for a commercial subdivision on 5.07 acres in a C-2 (General Commercial) zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Rainbow Boulevard within Enterprise. SS/jor/ja (For possible action) 10/02/18 PC

Motion by Cheryl Wilson



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

2. **UC-18-0644-ABS DECATUR ENTERPRISE, LLC:**  
**USE PERMIT** to waive the minimum 48 inch wide pedestrian access around the perimeter of the outside dining area.  
**DESIGN REVIEW** for a proposed outside dining area and shade structure in conjunction with a previously approved tavern on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Warm Springs Road and the west side of Decatur Boulevard within Enterprise. SS/lm/ja (For possible action) 10/02/18 PC

Motion by Basil Raffa  
Action: **APPROVE** per plans presented at Enterprise TAB September 26, 2018  
Per staff if approved conditions.  
Motion **PASSED** (5-0) / Unanimous

3. **WC-18-400195 (UC-0479-17)-ABS MOUNTAINS EDGE ENTERPRISE, LLC:**  
**WAIVER OF CONDITIONS** of a use permit requiring development per revised plans submitted on July 18, 2017 on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Pyle Avenue within Enterprise. SB/rk/ja (For possible action) 10/02/18 PC

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

4. **WS-18-0653-ABS MOUNTAINS EDGE ENTERPRISE, LLC:**  
**AMENDED WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation for a proposed convenience store to a residential use (no longer needed).  
**DESIGN REVIEW** for revisions to a proposed convenience store with gasoline sales, car wash, and tavern in conjunction with an approved shopping center on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Pyle Avenue within Enterprise. SB/rk/ja (For possible action) 10/02/18 PC

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

The TAB recommended the applicant remove the car wash from the project. Note, this request is not a condition.

5. **TM-18-500147-LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 9 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. SB/lm/ja (For possible action) 10/03/18 BCC

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

6. **TM-18-500148-ROOHANI KHUSROW FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 18 single family residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Neal Avenue and Gilesie Street within Enterprise. SS/al/ja (For possible action) 10/03/18 BCC

The applicant has requested a **HOLD** to the November 1, 2018 Enterprise TAB meeting

7. **TM-18-500151-D B A C, LLC:**  
**TENTATIVE MAP** consisting of 14 single family residential lots on 7.2 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Valley View Boulevard and the north side of Eldorado Lane within Enterprise. SS/lm/ja (For possible action) 10/03/18 BCC

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

8. **TM-18-500153-MOSAIC LAND 1 EXCHANGE, LLC:**  
**TENTATIVE MAP** consisting of 19 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Lisa Lane within Enterprise. SB/al/ja (For possible action) 10/03/18 BCC

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

9. **VS-18-0635-LH VENTURES, LLC:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Redwood Street and Sorrel Street (alignment), and between Ford Avenue (alignment) and Torino Avenue within Enterprise (description on file). SB/jor/ja (For possible action) 10/03/18 BCC

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

10. **WS-18-0634-LH VENTURES, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase screen wall height.  
**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase finish grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. SB/lm/ja (For possible action) 10/03/18 BCC

Motion by David Chestnut  
Action: **APPROVE**  
CHANGE Current Planning Bullet # 1 to read:  
• Stagger the front setbacks 10 feet along Redwood Street and Torino Avenue.  
Per staff if approved conditions.  
Motion **PASSED** (5-0) / Unanimous

11. **WS-18-0658-D B A C, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) full off-sites (curb, gutter,

sidewalks, and partial paving); 2) increase retaining wall/screen wall height; and 3) allow non-standard street sections in conjunction with a proposed single family residential development.

**DESIGN REVIEWS** for the following: 1) single family residential subdivision; and 2) increase finish grade on 7.2 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Valley View Boulevard and the north side of Eldorado Lane within Enterprise. SS/lm/ja (For possible action) 10/03/18 BCC

Motion by Basil Raffa

Action:

**WITHDRAW** Waiver of Development Standards #1 by the applicant.

**APPROVE** Waiver of Development Standards #s 2 and 3;

**APPROVE** Design Reviews #s 1 and 2;

**ADD** Current Planning Condition:

- Design Review as a public hearing for significant changes to plans:

Per staff if approved conditions.

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

12. **DR-18-0676-RAINBOW ROBINDALE PLAZA, LLC:**

**DESIGN REVIEW** for a proposed retail building with outside dining on a portion of 2.1 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 550 feet south of Robindale Road within Enterprise. SS/md/ja (For possible action) 10/16/18 PC

Motion by Cheryl Wilson

Action: **APPROVE**

**ADD** Current Planning Conditions:

- Design Review as a public hearing for significant changes to plans;
- Design review as a public hearing for lighting and signage.

Per staff conditions.

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

13. **ET-18-400203 (UC-0506-16)-FRANCIS DEVELOPMENT INC:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) allow office as a principal use; and 2) allow retail sales as a principal use in conjunction with a proposed office/warehouse building.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) a trash enclosure in the front setback; 2) reduce setbacks; 3) allow alternate landscaping and screening in conjunction with a proposed office/warehouse building.

**DESIGN REVIEWS** for the following: 1) an office/warehouse building; and 2) a lighting plan on 1.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the northeast corner of Dean Martin Drive and Arby Avenue (alignment) within Enterprise. SS/tk/ja (For possible action) 10/16/18 PC

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

14. **UC-18-0688-COMPONENT WEST LLC:**  
**USE PERMITS** for the following: 1) wellness center; 2) fitness center; 3) sports massage; 4) major training facility; and 5) a day spa within an existing office warehouse building on 1.2 acres in an M-D (Designed Manufacturing) (AE-65) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking. Generally located on the southwest corner of Pilot Road and Orville Wright Court within Enterprise. SS/mk/ja (For possible action) 10/16/18 PC

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

15. **UC-18-0702-LYMER, BRENT & ALFRED CHERYL MARIE:**  
**USE PERMITS** for the following: 1) permit a home occupation (dog trainer) to be conducted outside; and 2) allow more than one student at a time for a home occupation in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Torino Avenue, 250 feet west of Dean Martin Drive within Enterprise. SB/al/ja (For possible action) 10/16/18 PC

Motion by David Chestnut  
Action: **APPROVE**  
**CHANGE** Current Planning Bullets #s 1 and 2 to read:  
• 1 Year for review  
• Maximum of 4 students at a time.  
Per staff conditions.  
Motion **PASSED** (5-0) / Unanimous

16. **VS-18-0641-EPIC MOUNTAINS EDGE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Le Baron Road (alignment) and Pyle Avenue (alignment), and between Grand Canyon Drive (alignment) and Fort Apache Road (alignment) within Enterprise (description on file). SB/ja/ja (For possible action) 10/16/18 PC

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

17. **TM-18-500160-VERCHOTA, ROBERT J. & NANCY J. TR:**  
**TENTATIVE MAP** consisting of 37 single family residential lots and 2 common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Shelbourne Avenue (alignment), and 685 feet west of Durango Drive within Enterprise. SB/md/ja (For possible action) 10/17/18 BCC

Motion by David Chestnut  
Action: **HOLD** per applicant's agreement to October 10, 2018 Enterprise TAB meeting to provide elevations for related design review  
Motion **PASSED** (5-0) / Unanimous

18. **VS-18-0686-VERCHOTA, ROBERT J. & NANCY J. TR, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Riley Street (alignment), and between Wigwam Avenue (alignment) and Mistral Avenue (alignment) within Enterprise (description on file). SB/md/ja (For possible action) 10/17/18 BCC

Motion by David Chestnut

Action: **HOLD** per applicant's agreement to October 10, 2018 Enterprise TAB meeting to provide elevations for related design review

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

19. **ZC-18-0660-P Y PROPERTIES, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 5.7 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the throat depth for the driveway.  
**DESIGN REVIEWS** for the following: 1) proposed office/warehouse facility; and 2) increased finished grade. Generally located on the northeast corner of Dean Martin Drive and Agate Avenue (alignment) within Enterprise (description on file). SB/pb/ja (For possible action) 10/17/18 BCC

Motion by David Chestnut

Action: **DENY** Zone Change

**DENY** Waiver of Development Standards

**DENY** Design Review #1

**APPROVE** Design Review #2

Per staff if approved conditions.

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

20. **ZC-18-0685-VERCHOTA, ROBERT J. & NANCY J. TR**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the length of a dead-end street (cul-de-sac) with a County approved turnaround.  
**DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increased finished grade. Generally located on the south side of Shelbourne Avenue (alignment), 685 feet west of Durango Drive within Enterprise (description on file). SB/md/ja (For possible action) 10/17/18 BCC

Motion by David Chestnut

Action: **HOLD** per applicant's agreement to October 10, 2018 Enterprise TAB meeting to provide elevations for design review

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

## VII. General Business:

1. Review FY 2017/2018 budget request(s) and take public input regarding suggestions for FY 2019/2020 budget request(s). (For possible action).

Chairman Chestnut provided some revisions to last year's submitted requests (see attached) and requested other TAB members submit any suggested additions prior to the October 10 Enterprise TAB meeting when the requests will be finalized for submittal to the County.

**VIII. Public Comment:**

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

None

**IX. Next Meeting Date**

The next regular meeting will be October 10, 2018 at 6:00 p.m.

**X. Adjournment**

The meeting was adjourned 9:23pm

DRAFT

# Enterprise TAB Budget Requests 2018/2019

The budget items are list in funding priority

- Connect Cactus Ave. from Buffalo Drive to Durango Drive
  - Currently programmed for Design 2018, Construction early 2020
  - This project should be rapidly as possible.
  - South of CC 215 there are only three roads that can provide complete east/west routes.
  - Currently only one east/west road south of CC215 is built out
  - South of CC 215, significant development west of Fort Apache Rd. will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

~~Design should start by end of 2018, Construction early 2020.~~
- Widen Warm Springs Rd. from Dean Martin Dr. to Decatur Blvd.
  - Warm Springs Rd. is two lane road from Dean Martin Dr. to Decatur Blvd.
  - South of CC 215 there are only three roads that can provide complete east/west routes.
  - Traffic is significantly increasing on Warm Springs Rd.
  - Currently only one east/west road south of CC215 is built out
  - South CC 215, significant development west of Fort Apache Rd. will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.
  - Finish Western Trails Park by constructing a signalized horse crossing on Warm Springs Rd.

~~Design programmed for 2020, Construction 2021.~~
- ~~Reconnect Oleta Ave. to Jones Blvd. with 32 feet of paving~~
  - ~~Obtain BLM permission to move the Oleta Ave. right of way north of the old alignment~~
  - ~~Oleta Ave. connection to Jones Blvd is required for local traffic circulation.~~
  - ~~Recent BCC project approval has provided the right of way to offset the Oleta Ave. alignment.~~

~~Currently under construction with Jones project.~~
- ~~Increase the number of code enforcement officers.~~
  - ~~Party houses/short term rental degrade a neighborhood.~~
  - ~~The number of officers is insufficient to enforcement the current codes.~~
  - ~~The proximity of the Raider's stadium will increase the demand for party houses/short term rentals.~~

~~See attached document regarding STREET.~~
- Traffic signal at Blue Diamond Rd. and Torrey Pines.
  - Completion of a church and a charter school on Pebble Rd. has significantly increased peak traffic at this intersection.

**NDOT**
- Traffic signal at Torrey Pines and Windmill  
**CCPW has completed 90% design for the traffic signal and will put project out to bid December 2018.**
- Four-way stop at Gilespie Street and Eldorado Lane design  
**Added to study list.**

- Enterprise Community Center
  - There are no recreational centers and/or aquatic facilities for the 198,000+ people living in Enterprise.
  - The recreational Center and aquatic facility for Mountain's Edge should be moved up on the priority list and funded.
  - Reserve property for two community Centers, one in eastern and one in western in Enterprise.
  - Construct one of the two community centers.

Mountain's Edge Recreation Center is currently on the CIP (Capital Improvement Program) list, ranked #12 in the overall list of Regional Projects. Project is unfunded with a cost estimate of \$23,715,000. There is not currently another Recreation Center identified on the CIP list.

- Enterprise Senior Center
  - There are no Senior centers for the 198,000+ people living in Enterprise.
  - Reserve property for one or more Senior Centers
  - A senior center is needed east of I-15
  - Mountains edge regional park is too far west to accommodate individuals in eastern Enterprise.
  - Add eastern senior center to funding list.

There is currently not a Senior Center identified on the CIP list. If the Mtn's Edge Recreation Center is built, senior programming can/will be accommodated through a multi-general approach, not requiring a second building.

- Fund one neighborhood park in Park District 4 at Cactus and Torrey Pines, Le Baron and Rainbow, Pyle and Jones, or Pyle and Lindell
  - Enterprise population is growing rapidly.
  - Current Enterprise population requires 495 acres of developed parks
  - Each year the ratio of park acres per 1,000 population is declining.

Park District 4 parks identified on the Neighborhood Parks CIP list include:

Lebaron and Lindell – 10 acres, \$10,599,040 estimate – ranked #12

Valley View and Pyle – 10 acres, \$12,399,940 estimate – ranked #13

Cactus and Torrey Pines – 10 acres, \$9,079,645 estimate – ranked #21

All projects are unfunded.

- Aquatic Facility
  - There are no aquatic facilities for the 198,000+ people living in enterprise.
  - Reserve property for one or more aquatic facilities
  - Add aquatic facilities to funding list.
  - Aqua facilities are needed in the eastern part of Enterprise.

Mountain's Edge Aquatic Center is currently on the CIP list, ranked #35 in the overall list of Regional Projects. Project is unfunded with no cost estimate assigned.

- Build full off-sites for Wigwam Ave. from Rainbow Blvd to Montessori St.
  - Needed to accommodate the traffic flow being generated by the high school and approved charter school.
  - The current local/collector roads are cannot accommodate the peak traffic.

Not currently programmed. Charter school should make improvements if warranted.

- Build full off-sites for Cougar Ave. from Rainbow Blvd to Montessori St.



- Needed to accommodate the traffic flow being generated by the high school and approved charter school.
- The current local/collector roads are cannot accommodate the peak traffic.

**Cougar is 60' ROW. Will be built by developments.**

- Provide audio and presentation system for the Enterprise TAB.
  - The systems lack does not serve the public well during our hearings.
  - The number of individuals attending the meetings is increasing.
  - The public has trouble hearing the presentations and the Board member discussions.
  - The plans and charts presented can not be seen by the public and some of the board members.

