



# Enterprise Town Advisory Board

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

October 10, 2018  
6:00 p.m.

## AGENDA

**NOTE:**

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

**Board Members:**

David Chestnut – Chair,  
Cheryl Wilson-Vice Chair,  
Frank Kapriva

Jenna Waltho  
Basil Raffa

**Secretary:**

Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com)

**County Liaison:**

Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov)

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three 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.
- III. Approval of Minutes September 26, 2018 (For possible action)

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair  
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
YOLANDA KING, County Manager

IV. Approval of Agenda for October 10, 2018 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
  - a. Clark County Commissions District F Candidates Democrat Jason Jones and Republican Tish Black will face each other, and frank, questions submitted by voters. October 15, 2018, from 6 pm to 7 pm. Windmill Library Auditorium 7060 West Windmill Lane, Las Vegas, Nevada 89113.
  - b. Applications are available until Tuesday, November 1, 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.

VI. Planning & Zoning

1. **ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS:**  
**ZONE CHANGE** to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in a MUD-3 Overlay District.  
**USE PERMITS** for the following: 1) reduced separation from a convenience store to a residential use; 2) reduced separation from a gasoline station to a residential use; and 3) reduced separation from a vehicle wash to a residential use.  
**DESIGN REVIEWS** for the following: 1) proposed convenience store; 2) proposed gasoline station; 3) proposed vehicle wash; 4) proposed retail building; and 5) proposed restaurant with a drive-thru. Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise (description on file). SB/pb/ja (For possible action) 10/03/18 BCC
2. **ZC-18-0640-MEO-BD & D II, LLC:**  
**ZONE CHANGE** to reclassify 3.8 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone in the MUD-4 Overlay District.  
**DESIGN REVIEWS** for the following: 1) a proposed shopping center; and 2) increase finished grade on 3.8 acres. Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise (description on file). SB/rk/ja (For possible action) 10/03/18 BCC
3. **TM-18-500169-BLUE DIAMOND RANCH II, LLC:**  
**TENTATIVE MAP** for a commercial subdivision consisting of 1 lot on 13.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. SB/mk/ja (For possible action) 10/16/18 PC
4. **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

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YOLANDA KING, County Manager

5. **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
6. **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

11/06/18 PC

7. **DR-18-0725-DIAMOND MASONRY, LLC:**  
**DESIGN REVIEW** for an office/warehouse building with an outside storage area on 1.2 acres in M-1 (Light Manufacturing) Zone. Generally located on the west side of Redwood Street, 135 feet south of Richmar Avenue (alignment) within Enterprise. SB/rk/ja (For possible action) 11/06/18 PC
8. **ET-18-400205 (UC-0318-11) –NAMAZ, LLC:**  
**USE PERMITS THIRD EXTENSION OF TIME** to commence the following: 1) retail sales and services; 2) convenience store with gasoline sales; 3) alcohol sales – packaged (liquor, beer and wine); and 4) on-premises consumption of alcohol (service bar) in conjunction with a restaurant.  
**DESIGN REVIEW** for a future commercial retail development on 3.7 acres in an H-2 (General Highway Frontage) Zone in the Mountain's Edge Master Planned Community. Generally located on the southeast corner of Blue Diamond Road and Tenaya Way within Enterprise. SB/tk/ja (For possible action) 11/06/18 PC
9. **NZC-18-0583-EAGLE PROMENADE, LLC:**  
**AMENDED HOLDOVER ZONE CHANGE** to reclassify 12.6 acres from R-E (Rural Estates Residential) Zone and C-1 (Local Business) Zone to R-4 (Multiple Family Residential - High Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) to increase building height; 2) reduce driveway departure distance from intersections (previously not notified); and 3) allow modified driveway design standards (previously not notified).  
**DESIGN REVIEW** for a multi-family residential development on 12.6 acres. Generally located on the east side of Montessori Street and the north and south sides of Mardon Avenue within Enterprise (description on file). SS/rk/ja (For possible action) 11/06/18 PC
10. **VS-18-0596-ROOHANI KHUSROW FAMILY TRUST:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Montessori Street and Rosanna Street (alignment), and a portion of right-of-way being Mardon Avenue located between Montessori Street and Rosanna Street (alignment) within Enterprise (description on file). SS/jor/ja (For possible action) 11/06/18 PC

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YOLANDA KING, County Manager

11. **VS-18-0598-EAGLE PROMENADE, LLC:**  
**HOLDOVER VACATE AND ABANDON** a portion of a right-of-way being Rosanna Street between Mardon Avenue and Eldorado Lane and a portion of right-of-way being Eldorado Lane between Rosanna Street and Rainbow Boulevard within Enterprise (description on file). SS/jor/ja (For possible action) 11/06/18 PC
  
12. **VS-18-0701-BELARDE MARIO B.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Mohawk Street and Edmond Street and between Cougar Avenue and Wigwam Avenue within Enterprise (description on file). SB/sd/ja (For possible action) 11/06/18 PC
  
13. **WS-18-0708-LH VENTURES, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the length of a dead end street with a County approved turnaround (cul-de-sac) in conjunction with an approved single family residential development on 9.7 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the southeast corner of Windmill Lane and Buffalo Drive within Enterprise. SB/jt/ja (For possible action) 11/06/18 PC
  
14. **WS-18-0716-DISTINCT CONCEPTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) reduce setback for a gate call box in conjunction with a proposed residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Mesa Verde Lane and the west side of Placid Street within Enterprise. SS/rk/ja (For possible action) 11/06/18 PC

11/07/18 BCC

15. **DR-18-0648-2SOME, LLC:**  
**DESIGN REVIEW** for a proposed retail center on 0.9 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District. Generally located on the east side of Jones Boulevard, 240 feet north of Warm Springs Road within Enterprise. SS/lm/ja (For possible action) 11/07/18 BCC
  
16. **DR-18-0737-LEWIS INVESTMENT CO NV, LLC:**  
**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) increase finished grade 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) 11/07/18 BCC
  
17. **DR-18-0739-PARAGON PLACE, LLC:**  
**DESIGN REVIEW** for a proposed single family residential development 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) 11/07/18 BCC

18. **TM-18-500164-SILVERADO LAND PARTNERS, LLC:**  
**TENTATIVE MAP** consisting of 125 attached single family residential lots and common lots for a planned unit development (PUD) on a 7.4 acre portion of a 35.4 acre parcel in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east and west sides of Schirlls Street (alignment) within Enterprise. SB/al/ja (For possible action) 11/07/18 BCC
19. **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) 11/07/18 BCC
20. **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 Enterprise. SB/al/ja (For possible action) 11/07/18 BCC
21. **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) 11/07/18 BCC
22. **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) 11/07/18 BCC
23. **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) 11/07/18 BCC
24. **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). SB/al/ja (For possible action) 11/07/18 BCC
25. **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) 11/07/18 BCC

26. **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) 11/07/18 BCC
27. **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 Enterprise. SB/al/ja (For possible action) 11/07/18 BCC
28. **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) 11/07/18 BCC
29. **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 H-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) 11/07/18 BCC
30. **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/md/ja (For possible action) 11/07/18 BCC
31. **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) 11/07/18 BCC

VII. General Business

1. The TAB to nominate a primary and alternate representative for Enterprise to the Community Development Advisory Committee (CDAC). (For Possible action)
2. Select one Town Advisory Board member to serve as a jury member for the James Regional Sports Complex artwork project. (For possible action)
3. Review/finalize FY 2019/2020 budget request(s) and take public comment on the budget request(s). (For possible action)

VIII. Comments by the General Public - 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.

IX. Next Meeting Date: November 1, 2018

X. Adjournment

**POSTING LOCATIONS:**

Windmill Library -7060 W. Windmill Lane  
Einstein Bros Bagels- 3837 Blue Diamond Rd.  
Enterprise Library- 25 E. Shelbourne Ave.  
Whole Foods Market- 6689 Las Vegas Blvd  
<https://notice.nv.gov/>

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THE UNIVERSITY OF CHICAGO LIBRARY  
540 EAST 57TH STREET, CHICAGO, ILL. 60637  
TEL: 773-936-3000 FAX: 773-936-3001

DATE: 11/15/2001

ACCOUNT NO: 10000000000000000000  
AMOUNT: \$1000.00  
DATE: 11/15/2001  
DESCRIPTION: GIFT FROM [Name]

NAME: [Name]  
ADDRESS: [Address]  
CITY: [City] STATE: [State] ZIP: [Zip]

AMOUNT: \$1000.00

DATE: 11/15/2001

UNIVERSITY OF CHICAGO  
1100 SOUTH EAST ASIAN LIBRARY  
5708 SOUTH EAST ASIAN LIBRARY  
CHICAGO, ILL. 60637

UNIVERSITY OF CHICAGO LIBRARY  
540 EAST 57TH STREET, CHICAGO, ILL. 60637  
TEL: 773-936-3000 FAX: 773-936-3001



10/03/18 BCC AGENDA SHEET

RETAIL CENTER  
(TITLE 30)

BLUE DIAMOND RD/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS:

ZONE CHANGE to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in a MUD-3 Overlay District.

USE PERMITS for the following: 1) reduced separation from a convenience store to a residential use; 2) reduced separation from a gasoline station to a residential use; and 3) reduced separation from a vehicle wash to a residential use.

DESIGN REVIEWS for the following: 1) proposed convenience store; 2) proposed gasoline station; 3) proposed vehicle wash; 4) proposed retail building; and 5) proposed restaurant with a drive-thru.

Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise (description on file). SB/pb/ja (For possible action)

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RELATED INFORMATION:

APN:  
176-20-201-008

**USE PERMITS:**

1. Reduce the separation from a convenience store to a residential use to 45 feet where a minimum of 200 feet is required per Table 30.44-1 (a 77.5% reduction).
2. Reduce the separation from a gasoline station to a residential use to 45 feet where a minimum of 200 feet is required per Table 30.44-1 (a 77.5% reduction).
3. Reduce the separation from a vehicle wash to a residential use to 45 feet where a minimum of 200 feet is required per Table 30.44-1 (a 77.5% reduction).

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

**BACKGROUND:**  
Project Description  
General Summary

- Site Address: N/A
- Site Acreage: 2.4
- Project Type: Retail center consisting of a convenience store, gasoline station, vehicle wash, retail building, and restaurant with a drive-thru
- Number of Stories: 1

- Building Height: Up to 26 feet
- Square Feet: 3,800 convenience store & vehicle wash/4,200 gasoline service canopy/3,800 retail building/3,000 restaurant
- Parking Required/Provided: 60/60

#### Site Plans

The plans depict a retail center consisting of a convenience store; gasoline station, vehicle wash, retail building, and restaurant with a drive-thru. The convenience store/vehicle wash building is located on the southwestern portion of the site, 45 feet from the south property line and the gasoline service pumps and canopy are located on the northwest portion of the site approximately 190 feet from the south and east property lines. The queuing line for the vehicle wash is located on the east side of the convenience store/vehicle wash building. The retail building is located on the southeastern portion of the site, 44 feet from the south property line and the restaurant with a drive-thru is located on the northeastern portion of the site approximately 33 feet from the eastern property line. The queuing line for the drive-thru is located on the south and east sides of the restaurant with the call box on the south side of the building approximately 55 feet from the east property line. Parking spaces are distributed throughout the site. All of the buildings and structures are at least 100 feet from the public streets to the north and west. The site has access to Fort Apache Road and Blue Diamond Road.

#### Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along the north property line adjacent to the Blue Diamond Road right-of-way and a 28 foot wide landscape area with a detached sidewalk is located along the west property line adjacent to Fort Apache Road. The landscape areas adjacent to the south and east property lines adjacent to existing residential uses are a minimum of 15 feet with intense landscaping per Figure 30.64-12. Interior parking lot trees are distributed throughout the site and additional landscaping is located adjacent to the convenience store and retail buildings. The landscape materials include trees, shrubs, and groundcover.

#### Elevations

All of the buildings have flat roofs with parapet walls with a varied roofline ranging in height from 22 feet to 26 feet. The buildings have a similar architectural façade that includes stucco siding with architectural features and enhancements such as architectural insets, reveals, stone and brick veneer, fenestration, pop-outs, and awnings.

#### Floor Plans

The plans depict a 3,800 square foot convenience store & vehicle wash building with a 4,200 square foot gasoline service canopy, a 3,800 square foot retail building, and a 3,000 square foot restaurant with a drive-thru.

#### Signage

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates the zone change request conforms to the land use plan and the design of the site meets the intent of the Code and the goals and policies of the land use plan. The use permits to reduce the separation from the existing residential uses are appropriate because of constraints caused by the adjacent public streets which are major arterial streets, and negative impacts will be mitigated by the extra landscaping provide along the south and east property lines.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	H-2	Undeveloped
South & East	Residential Medium (3 du/ac to 14 du/ac)	RUD	Single family residential
West	Commercial General	C-2	Undeveloped

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Zone Change**

This request conforms to the Enterprise Land Use Plan that designates this site for Commercial General. However, a more suitable zoning district for the site would be C-1 zoning. The C-1 zoning district is established to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets. Title 30 states that the intent of the C-2 zoning district is for sites typically greater than 10 acres. The subject site is only 2.4 acres and surrounded on 2 sides by existing single family developments. Based on the criteria listed above, staff can support the zoning request and the design review if the zoning is reduced to C-1.

**Use Permits**

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

Although the applicant has provided extra landscaping on the site, staff finds that a 77.5% reduction in separation between the requested uses and the existing residential development is excessive. More could be done to increase the separation from the residential uses such as reorienting the convenience store/vehicle wash building so it is parallel to the south property line, eliminating the retail building and/or restaurant, or consolidating all of the buildings and locating it in a more central location on the site. Based on the current design staff finds that the requests conflict with Urban Specific Policy 67 of the Comprehensive Master Plan which states

that site planning and building design of commercial developments should be compatible with abutting uses through the use of appropriate buffers, setbacks, landscaping, building height and materials. Therefore, staff cannot support these requests.

#### Design Reviews

Staff finds that the design of the proposed buildings comply with Title 30. Furthermore, the proposed buildings are architecturally compatible with each other and constructed with decorative materials and has parapet walls. Therefore, the request complies with Urban Specific Policy 79 which encourages commercial developments to use visually articulated elements including, but not limited to towers, domes, decorative fascias or parapets, pilasters or columns, arcades or colonnades, decorative details such as tiles, wrought iron (tubular steel), fenestration, landscaped planters or trellises, pitched/hipped roofs, or other visually articulated design utilizing harmonious volumes, spaces and materials. However, staff is concerned about the overall site design including the access to Blue Diamond Road which is a major arterial. Staff also finds the number of buildings and uses too intense for a site this small adjacent to existing residential uses. Therefore, staff finds the request conflicts with Urban Specific Policy 61 which states that when commercial development is proposed adjacent to single family residential areas, nuisances caused by incompatible uses, noise, lighting, and signs that detract from and are not consistent with the existing residential development should be prevented. Furthermore, the design of the site is contingent upon approval of the use permits which staff cannot support; therefore, staff cannot support the design review.

#### **Staff Recommendation**

Approval of the zone change subject to reduction to C-1 zoning; and denial of the use permits and design review.

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

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

##### **Current Planning**

If approved:

- Reduction to C-1 zoning and staff to prepare an ordinance to adopt the zoning;
- Provide a 15 foot wide landscape area with landscaping per Figure 30.64-12 along the south and east property lines;
- Design review as a public hearing for significant changes to the plans, including significant changes to the landscape plan;
- Design review as a public hearing for lighting and signage;
- 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 this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road together with a right turn lane per the Uniform Standard Drawings;
- Full off-site improvements;
- Construction of the dedicated right turn lane to be coordinated with Public Works;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works-Development Review Division.
- Applicant is advised that driveways must be a minimum of 32 feet wide measured from the lip of gutter to the lip of gutter; that radii at the corners and driveways must comply with Uniform Standard Drawings 201, 222.1, and 225; 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.

**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@clerkwaterteam.com](mailto:sewerlocation@clerkwaterteam.com) and reference POC Tracking #0496-2018 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:  
APPROVALS:  
PROTESTS:

APPLICANT: NYLV INVESTORS, LLC

CONTACT: DAVID BROWN, DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101





# LAND USE APPLICATION

# 1A

## 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 checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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>8/8/18</u> PLANNER ASSIGNED: <u>AW</u> ACCEPTED BY: _____ FEE: <u>\$2,225.00</u> CHECK #: _____ COMMISSIONER: <u>SB</u> OVERLAY(S)? <u>M4D3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> IN APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-18-0621</u> TABICAC: <u>Enterprise</u> TABICAC MTG DATE: <u>9/12</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/3/18</u> ZONE / AE / RNP: <u>H2/NA</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>100</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>VACCARO LOUIS AND LINDA REV</u> ADDRESS: <u>9433 MOUNTAIN AIR AVENUE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134-6218</u> TELEPHONE: <u>702-455-1118</u> CELL: <u>315-225-9210</u> E-MAIL: <u>lvaccaro21@hotmail.com</u>	
	APPLICANT	NAME: <u>MICHAEL SWECKER/ALAN PERLMUTTER/NYLV INVESTORS LLC</u> ADDRESS: <u>6655 WEST SAHARA AVENUE, SUITE B200-113</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-528-2301</u> CELL: <u>SAME</u> E-MAIL: <u>Michael@777advisors.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>JAY H. BROWN/DAVID T. BROWN</u> ADDRESS: <u>520 SOUTH FOURTH STREET</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-598-1429</u> E-MAIL: <u>lohene@brownlawlv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-20-201-008

PROPERTY ADDRESS and/or CROSS STREETS: BLUE DIAMOND RD./FORT APACHE RD.

PROJECT DESCRIPTION: ZC TO C-2 FOR TAVERN AND CONVENIENCE STORE AND RELATED APPLICATIONS

(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.

Linda L. Vaccaro LINDA L. VACCARO  
Louis C. Vaccaro LOUIS C. VACCARO  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF New York  
 COUNTY OF HERKIMER

SUBSCRIBED AND SWORN BEFORE ME ON 8/1/2018, (DATE)  
 By Linda L. Vaccaro and Louis Vaccaro

NOTARY PUBLIC Sandra P. Booten

SANDRA P. BOOTEN  
 Notary Public, State of New York  
 Registration No. 0190782600  
 Qualified in Herkimer County  
 Commission expires June 5, 2021

OTE: 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.

LAW OFFICE

*Brown, Brown & Premsrirut*

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563  
FACSIMILE (702) 385-1023  
EMAIL jbrown@brownlawlv.com

August 8, 2018

**Via Hand Delivery**

Current Planning Division  
Department of Comprehensive Planning  
Clark County, Nevada  
500 Grand Central Pkwy  
Las Vegas, Nevada 89155-1841

**Re: Justification Letter – Zone Change from H-2 to C-2; Special Use Permits; Waivers of Development Standards and Design Review for a convenience store, with gasoline station and vehicle (car wash); retail building and a fast food restaurant with drive-thru service  
Parcel #: 176-20-201-008**

**To Whom It May Concern:**

Please accept this justification letter for an application for a conforming zone from H-2 zoning to C-2 for a proposed commercial center consisting of a convenience store with a gasoline station, a vehicle wash; a retail building and a fast food restaurant with a drive-thru. The request includes special use permits to reduce the separation and setback from the existing residential developments on the south and east property lines for the convenience store and car wash.

The parcel is located on the southeast corner of Blue Diamond Road and Fort Apache Road and is approximately 2.4 acres, currently zoned H-2, and located in the MUD-4 design overlay district. Access to the site is from both Blue Diamond Road and Fort Apache Road. The proposed commercial center consists of various uses that includes a convenience store with a gasoline station and a vehicle (car) wash, on the western half of the site; a retail building to the south eastern corner to the immediate east of the car wash.

The proposed 3,800 square foot convenience store and vehicle (car) wash building varies in height from 22 feet to a maximum of up to 25 feet at the highest points. The proposed 3,800 square foot retail building also varies in height up to a maximum of 25 feet to the top of the parapet. The highest point of the fast food restaurant building is 26 feet and is 3,000 square feet. Each building has a stucco



finish with architectural features and enhancements that may include a combination of some of the following features; parapets, architectural insets, reveals, stone and brick veneers at the bottom, top or sides of the buildings, fenestration, pop-outs and awnings. The gasoline fuel canopy will have the same architectural features and enhancements as the convenience store and the other building within the commercial center.

The landscape area along Fort Apache Road consists of a 27 to 28 foot wide area with a 5 foot wide landscaping area at back of curb, a five foot wide detached sidewalk, and a 17 to 18 foot wide side area behind the sidewalk. A 5 foot wide sidewalk is depicted along Blue Diamond Road. The required landscaping area consisting of a 15 foot wide area is provided within the property line, and includes a detached five foot wide sidewalk. A 15 foot wide landscape buffering/screening area with intense landscaping is provided along both the south and east property lines adjacent to the existing six foot high zone boundary walls which exceeds Code requirements.

**We respectfully request approval of the following applications for the proposed uses:**

- 1. Approval of the zone change from H-2 to C-2 to allow the proposed uses within the proposed center.**
- 2. A. A Special Use Permit to reduce the separation from a convenience store to an existing residential development to the south to 45 feet where 200 feet is required.  
B. A Special Use permit to reduce the setback from a vehicle (car) wash to the existing residential development to the south to 45 feet to where 200 feet is required.**
- 3. Design review for the proposed commercial center consisting of a proposed convenience store with a gasoline station and vehicle (car) wash, a retail building and a fast food restaurant with a drive-thru.**

The zone change request complies with the Land Use Plan and Code requirements. The uses proposed are allowed in the H-2 zone with special use permits. However, since H-2 zoning is a redundant zone, and staff encourages a change to the appropriate commercial zone to allow the uses, which is C-2 in this case. This request meets the intent of the Code and the goals and policies of the Land Use Plan. The special use permits to reduce separation and setbacks for the proposed

uses are justified because of the size of the lot and the existing residential uses that were developed along a major arterial being Blue Diamond Road, which were a non-conforming zone change to allow the residential uses in this area.

Please let us know if you have any questions or need any further information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebene A. Ohene

Land Use and Development

10/03/18 BCC AGENDA SHEET

SHOPPING CENTER  
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-18-0640-MEQ-BD & D II, LLC:**

**ZONE CHANGE** to reclassify 3.8 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone in the MUD-4 Overlay District.

**DESIGN REVIEWS** for the following: 1) a proposed shopping center; and 2) increase finished grade on 3.8 acres.

Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise (description on file). SB/rk/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-21-201-021 through 176-21-201-023

**DESIGN REVIEWS:**

1. A proposed shopping center.
2. Increase the finished grade for a commercial development to 48 inches where 18 inches is the standard per Section 30.32.030 (a 167% increase).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Shopping center
- Number of Stories: 1
- Building Height: Up to 28 feet
- Square Feet: 36,312
- Parking Required/Provided: 182/182

**Site Plans**

The subject parcels were approved for C-1 zoning in April of this year. The plans submitted with this request essentially depict the same proposed shopping center consisting of 5 retail buildings. The current plans show a 36,312 square foot shopping center consisting of 3 in-line

retail buildings and 2 restaurants. One of the restaurants will be a fast food establishment (Dairy Queen) with a drive-thru. The layout of this site shows 3 buildings located approximately 12 feet from the north property line and the remaining 2 restaurant buildings orientated closer to Blue Diamond Road to the south. North and east of this site is a developed compact lot single family subdivision. Parking is equitably distributed throughout the site with the majority of the parking spaces shown in front of the buildings along Blue Diamond Road. There is a shared access point shown from the property to the west that provides access to Blue Diamond Road.

Landscape & Screening

The plans depict 15 feet of street landscaping along Blue Diamond Road. Along the north and east property lines a 12 foot wide intense landscape buffer is shown next to the residential development. A portion of the north property line (to the east) depicts a single row of trees, approximately 10 feet on center. An existing 6 foot high CMU block wall is shown along the north and east property lines. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The proposed buildings are 1 story, and will range in height from 20 feet to 28 feet and will be similar in design. The building materials consist of painted stucco with a sand finish, stone vincer and metal band accents, decorative metal awnings, and aluminum window treatments. The roofs of the buildings are flat with parapet walls at various heights. The south elevations of the fast food restaurant has a drive thru window.

Floor Plans

The plans depict a total building area of 36,312 square feet. The plans indicate that the building will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants. The fast food restaurant consists of a dining area, kitchen, office, and restrooms. The buildings range in size from 2,672 square feet to 11,700 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant the property owner has been in discussions to include a liquor store as a future tenant. This use is not a permitted use in the C-1 zoning district but rather a conditional use that could be allowed through a special use permit request. The applicant further states that the adjacent commercial development to the west is zoned C-2, and more importantly, a majority of commercially zoned properties along Blue Diamond corridor are zoned C-2, not C-1.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0118	Reclassified this site from H-2 zone to C-1 zone for a proposed shopping center	Approved by BCC	April 2018

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential High (from 8 to 18 du/ac)	R-3	Developed compact lot single family subdivision
South	Commercial Neighborhood & Major Development Project – Medium Residential (18 du/ac)	H-2 & R-3	Undeveloped & Partially constructed condominium development
West	Commercial General	C-2	Developed shopping center

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

#### Zone Change & Design Review #1

As stated above this site was recently approved in April of this year subject to reduction to C-1 zoning. Staff finds there are no unique or special circumstances that have occurred in the immediate area since that approval. Through the public hearing process, Staff, the Town Board and Board of County Commissioners found that a more suitable zoning district for the site would be C-1 zoning. The C-1 zoning district is established to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets. The applicant mentions that the property owner has been in discussions to include a liquor store as a future tenant and that this use is not a permitted use in the C-1 zoning district. However, a liquor store is a conditional use that could be allowed through a special use permit request.

Title 30 states that the intent of the C-2 zoning district is for sites typically greater than 10 acres. The subject 3.8 acre site is narrow and surrounded on 2 sides by existing single family development. The applicant mentions that the shopping center to the west is zoned C-2; however, the commercial development to the west is located at the corner of Durango Drive and Blue Diamond Road which a more intense commercial development should be located at the intersections of arterial streets. While Blue Diamond Road is an arterial street, the subject site is not located at the intersection of another arterial street or collector street and is located midway between Durango Drive and Cimarron Road.

The design and layout of this project have addressed some of the impacts that come with the sensitivity of commercial development adjacent to less intensive uses. The plans depict adequate parking on-site, and sensitivity was given to site design, building materials, and landscape buffers. However, based on the recent C-1 approval and the criteria listed above, staff cannot support this request.

#### 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 of design review #2; and denial of the zone change 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;
- Landscaping per plans on file;
- Cross access between parcel numbers 176-21-201-021 and 176-21-215-007;
- Low level lighting throughout the entire project;
- Design review as a public hearing on any significant change to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that wall signs shall not face adjacent residential development (per Table 30-72-1); a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Drainage study and compliance;
- 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;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

##### **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 #0030-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MEQ-BD & D II, LLC

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

DRAFT







# LAND USE APPLICATION


# 2A

## 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 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>8-15-18</u> PLANNER ASSIGNED: <u>GRC</u> ACCEPTED BY: <u>GRC</u> FEE: <u>\$1,900</u> CHECK #: <u>91892, 91959</u> COMMISSIONER: <u>SB</u> OVERLAY(S)? <u>Mud-4</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-18-0640</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9-12-18</u> TIME: <u>6pm</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>10-3-18</u> 9am ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>1,000</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	<b>PROPERTY OWNER</b> NAME: <u>MEQ-BD &amp; D II, LLC</u> ADDRESS: <u>1437 7th Street, Suite 200</u> CITY: <u>Santa Monica</u> STATE: <u>CA</u> ZIP: <u>90401</u> TELEPHONE: <u>310-857-3100</u> CELL: _____ E-MAIL: <u>Tania@masseq.com</u>		
	<b>APPLICANT</b> NAME: <u>MEQ-BD &amp; D II, LLC</u> ADDRESS: <u>1437 7th Street, Suite 200</u> CITY: <u>Santa Monica</u> STATE: <u>CA</u> ZIP: <u>90401</u> TELEPHONE: <u>310-857-3100</u> CELL: _____ E-MAIL: <u>Tania@masseq.com</u> REF CONTACT ID #: _____		
	<b>CORRESPONDENT</b> NAME: <u>Bob Gronauer</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-7000</u> CELL: _____ E-MAIL: <u>bgronauer@kcnvlaw.com</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 176-21-201-021, 022, 023  
 PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond east of Durango  
 PROJECT DESCRIPTION: Re-zone from C1 to C2 a previously approved shopping center.

(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)\*

Andrew J. Sobel  
 \_\_\_\_\_  
 Property Owner (Print)

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

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_

\* Please see attachment.

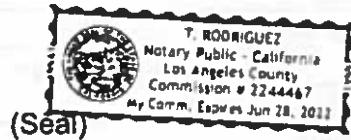
\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

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

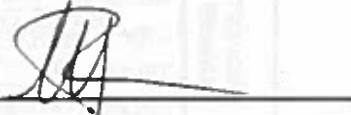
State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 25th  
day of July, 2018, by Andrew J. Sobel

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



Signature



**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**BOB GRONAUER**

[bgronaue@kcrcvlaw.com](mailto:bgronaue@kcrcvlaw.com)  
702 792 7052

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1980 Festival Plaza Drive  
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Suite 700  
Reno, NV 89501  
Tel: 775 852 3900  
Fax: 775 327 2011

CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775 884 8300  
Fax: 775 882 0257

August 6, 2018

**VIA HAND DELIVERY**

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

**Re: *Justification Letter –Zone Change and Design Review  
Blue Diamond and Durango  
MEQ-BD & D II, LLC  
APNs: 176-21-201-021 through 023***

Dear Mr. Cerven:

This firm represents MEQ-BD & D II, LLC. (the "Applicant") in the above referenced matter. The proposed project is located on approximately 3.77 acres on Blue Diamond Road, east of Durango Drive (the "Property"). The Property is more particularly described as Assessor's Parcel Numbers 176-21-201-021 through 023. The Property is zoned C-1 and is master planned Commercial General (CG). The Applicant is requesting a conforming zone change and design review for a commercial retail development.

By way of background, The Clark County Board of County Commissioners recently approved a conforming zone change from H-2 to C-1 for the Property (ZC-0118-18) on April 4, 2018. The original application request was a zone change to allow for C-2, however, the zoning approval was reduced to C-1. Staff's reasoning for the down zoning to C-1 was to protect the single family residential to the north. However, this has routinely not been a concern as discussed in more detail below.

The approval was also conditioned upon a design review as a public hearing for future building pads on the Property. The Applicant is complying with this condition by submitting the current design review request. However, following the most recently approval, the Property owner/Applicant has been in discussions to include a liquor store as a future tenant. This use is not permitted within C-1 zoned districts and would require a zone change to C-2.

### 1. Conforming Zone Change

The Property fronts onto Blue Diamond Road - a 200 foot right-of-way. Blue Diamond Road is designed to handle higher volumes of traffic and will therefore not be negatively impacted by additional commercial traffic within the corridor. Adjacent to the west is an existing C-2 zoned commercial development. Adjacent to the north is an existing single family residential development, which will be protected from the proposed commercial development by a minimum 12-foot intense landscape buffer. The location and surrounding uses of the Property make it ideal for commercial uses. Additionally, the new Mountain's Edge master community and surrounding residential lack sufficient commercial services. This project would welcome the needed commercial uses to the area.

Most importantly, the majority of commercially zoned properties along the Blue Diamond corridor are zoned C-2 – not C-1. In fact, along the entire Blue Diamond corridor, from Fort Apache to Interstate-15, there are only five (5) parcels zoned C-1. The overwhelming majority are zoned C-2, including parcels directly adjacent to existing single family residential developments. This includes the existing commercial development directly adjacent to the west, which shares a wall with the same single family residential development to the north of the Property. Suggesting the current Property would negatively impact the residential development, but the existing commercial to the west does not, is arbitrary and capricious.

Pursuant to the general goals and policies of the new Urban Land Use Policies, Goal 9 encourages "commercial development integrated in appropriate locations throughout the community." Here, the proposed development is located near existing commercial shopping centers which will allow for a reduction in travel for customers due to its close proximity to other commercial stores. Customers will be able to complete their shopping needs within a few blocks without having to drive far distances for each service. Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the Property fronts onto Blue Diamond Road, allowing ideal circulation for commercial retail services. It is also located near public facilities and mass transit stops necessary to support additional customers.

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

- Policy 65 encourages commercial development design that will provide opportunities for cross access with adjoining sites to reduce or limit points of ingress and egress on arterial or collector streets to reduce onsite and offsite traffic congestion and hazards. Here, proposed development includes cross access with the adjacent commercial development and is limited to two points of access along Blue Diamond Road.

- Policy 67 encourages site planning and building design to ensure commercial developments are compatible with abutting uses. Here, the proposed buildings are designed in such a way to blend well with the existing commercial developments along Blue Diamond Road. Additionally, the maximum height of the buildings will be twenty-eight (28) feet, so as to not impact the existing single family residential to the north.
- Policy 73 encourages perimeter and interior parking lot trees for shade and visual relief, while maintaining view corridors to storefront areas. Here, the landscape plan shows trees throughout the parking lot and along the perimeter, to provide both shade and visual relief within the commercial center.
- Policy 79 encourages commercial developments to use visually articulated elements, including, but not limited to towers, domes, decorative fascias or parapets, pilasters or columns, arcades or colonades, decorative details, etc. Here, the elevations show large, decorative windows, a modern design with various architectural elements and metal details.

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

Regarding the liquor store use specifically, commercial centers along the Blue Diamond corridor have previously been approved to allow such a use, even when adjacent to single family residential. A liquor store is permitted within C-2 and is a far less intense use than other alcohol related uses, such as taverns.

## 2. Design Review

The proposed commercial development will include three (3) commercial retail pads and two (2) restaurant pads totaling 36,312 square feet of building space. Access to the Property will be from two points along Blue Diamond Road, one being a shared access with the adjacent commercial center to the west.

The buildings range in height from approximately twenty feet (20') to twenty-eight feet (28') and will be comprised of painted stucco, decorative metal canopies and railing, and large windows. The buildings are designed to blend well with the existing commercial buildings along Blue Diamond Road and to conform to the current designs in the area. Additionally, the maximum heights for the buildings are similar to that of a typical one-story single family residential home. The homes to the north are two-story.



Mr. Greg Cerven  
August 6, 2018  
Page 4

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

Sincerely,

KAEMPFER CROWELL

*Bob Gronauer* / *BJD*

Bob Gronauer

10/16/18 PC AGENDA SHEET

BLUE DIAMOND/DECATUR PLAZA  
(TITLE 30)

BLUE DIAMOND RD/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-18-500169-BLUE DIAMOND RANCH II, LLC:**

**TENTATIVE MAP** for a commercial subdivision consisting of 1 lot on 13.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District.

Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. SB/mk/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-13-701-024; 176-13-801-016; 176-13-801-025

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 13.1
- Number of Lots: 1
- Project Type: Commercial subdivision

**Site Plans**

The plans depict a 13.1 acre, 1 lot commercial subdivision. Access to the subdivision is provided from 1 driveway access along Edmond Street, 2 access driveways along Blue Diamond Road, and 2 access points along Decatur Boulevard.

The zone change (ZC-18-0256) was approved for an intense landscape area consisting of 2 offset rows of large evergreen trees along the rear property line. There is an existing attached sidewalk along Blue Diamond Road. The plans were also approved for a minimum 10 foot wide landscape area consisting of trees, shrubs, and groundcover located along Blue Diamond Road and Edmond Street. A 15 foot wide landscape area consisting of trees, shrubs, and groundcover and a detached sidewalk are located along Decatur Boulevard. Additional landscape areas were also approved in the parking areas and adjacent to the buildings.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0279	Vacated government patent easements	Approved by BCC	May 2018
ZC-18-0256	Reclassified the subject property to C-2 zoning	Approved by BCC	May 2018
NZC-18-0065	Request to reclassify a 9 acre portion of the site to an R-4 zone for a multiple family residential development	Withdrawn at PC	March 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Residential Suburban (up to 8 du/ac)	H-2, C-3 & M-D	Retail development & undeveloped
East	Commercial General, Residential Medium (from 3 to 14 du/ac) & Residential High (from 8 to 18 du/ac)	R-E, H-2 & C-2	Hospital & undeveloped parcels
South	Residential Suburban (up to 8 du/ac) & Residential Medium (from 3 to 14 du/ac)	R-E, R-2 & H-2	Single family residential development & undeveloped
West	Residential Suburban (up to 8 du/ac) & Commercial Neighborhood	R-2	Undeveloped & single family residential development

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**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;
- The driveways shown on Blue Diamond Road on the submitted plans are subject to Nevada Department of Transportation (NDOT) approval;
- Driveway(s) on Blue Diamond Road shall be approved by Public Works;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate Decatur Boulevard off-site improvements with Public Works - Design Division;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Right-of-way dedication to include the corner spandrels at the intersections of Edmond Street and Blue Diamond Road and Decatur Boulevard and Blue Diamond Road, if deemed necessary by Clark County or NDOT;
- If required by the Regional Transportation Commission (RTC), provide a combination right turn lane/bus stop with a standard 5 foot by 25 foot bus shelter pad easement behind the sidewalk near the beginning of the right turn lane into the site from Decatur Boulevard, just south of Blue Diamond Road.
- Applicant is advised that per the Regional Transportation Commission (RTC), a future bus stop is located on the south side of Blue Diamond Road, just east of Edmond Street in the right turn pocket, with future amenities within the existing public right-of-way; and that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

### Current Planning Division - Addressing

- 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 #0169-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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

**DRAFT**



# TENTATIVE MAP APPLICATION 3A

## 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>8/31/18</u> PLANNER ASSIGNED: <u>MDK</u> ACCEPTED BY: <u>MDK</u> FEE: <u>750</u> CHECK #: <u>1212</u> COMMISSIONER: <u>SB</u> OVERLAY(S)? <u>MUD3</u> TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: <u>TM-18-500169</u> TAB/CAC: <u>Enjermane</u> TAB/CAC MTG DATE: <u>10/10/18</u> TIME: <u>6:00</u> PC MEETING DATE: <u>10/16/2018</u> BCC MEETING DATE: <u>NA</u> ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>EntCG</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Blue Diamond Ranch II LLC</u> ADDRESS: <u>2300 W. Sahara Avenue Box 1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Momeni Engineers LLC</u> ADDRESS: <u>3110 S. Durango Dr, Ste 205</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-902-2444</u> CELL: _____ E-MAIL: <u>moe@momeniengineers.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>John Vornsand, AICP</u> ADDRESS: <u>62 Swan Circle</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-896-2932</u> CELL: _____ E-MAIL: <u>landuseplanning@embarqmail.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-13-801-016, 025 & 176-13-701-024

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Road/Decatur

TENTATIVE MAP NAME: Blue Diamond/Decatur Plaza

TENTATIVE MAP #: \_\_\_\_\_ GROSS ACREAGE: 13.1 ac

NUMBER OF LOTS: One GROSS DENSITY: \_\_\_\_\_

STAFF	COMMENTS: <u>Commercial Subdivision</u> <u>VS-18-0279</u> <u>26-18-0256</u> _____ _____
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10/17/18 BCC AGENDA SHEET

DURANGO 5  
(TITLE 30)

DURANGO DR/SHELBOURNE AVE

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

**RELATED INFORMATION:**

**APN:**  
176-17-601-001

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8365 S. Bonita Vista Drive
- Site Acreage: 5
- Number of Lots: 37 with 2 common elements
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size: 4,000/7,074 (gross and net)
- Project Type: Single family residential development

The plans depict a proposed residential development consisting of 37 lots on 5 acres for a density of 7.5 dwelling units per gross acre. The minimum and maximum lot sizes are 4,000 square feet and 7,074 square feet, respectively. The primary ingress and egress to the proposed development is via private street A that connects to Shelbourne Avenue. Private streets B, C, and D, measuring 42 feet in width, connect to private street A which ranges between 42 feet to 46 feet in width. Four foot wide sidewalks are depicted along 1 side of the private streets. A 5 foot wide attached sidewalk is proposed along the southern portion of the existing Shelbourne Avenue cul-de-sac.

**Landscaping**

The plans depict 2 common element lots located at the entrance to the proposed subdivision, adjacent to Shelbourne Avenue. The common element lots feature a combination of large, 24 inch box trees, shrubs, and groundcover.

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Major Development Projects – Single Family Residential	R-2	Single family residential
South & East	Public Facilities	P-F	Drainage channel and undeveloped

### Related Applications

Application Number	Request
ZC-18-0685	A zone change to reclassify 5 acres from R-E to R-2 zoning with a waiver of development standards and design reviews is a companion item on this agenda.
VS-18-0686	A vacation for government patent easements is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

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

##### Staff Recommendation

Approval.

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;
- Applicant shall accept the liability and expense to comply with the Special Stipulations specified in Exhibit B of BLM Grant N-74977 for the removal of the pavement and restoration of the area of BLM Grant N-74977 being vacated;
- Clark County Fire Prevention approval of all over-length cul-de-sacs;
- Traffic study and compliance;

- Full off-site improvements;
- Provide paved legal access.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA), 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;
- Streets B, C and D 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 #0377-2018 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: WILLIAM LYON HOMES**

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







# TENTATIVE MAP APPLICATION 4A

## 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>8/29/10</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$750</u> CHECK #: <u>8371</u> COMMISSIONER: <u>BRAGER</u> OVERLAY(S)? <u>NONE</u> TRAILS? <input checked="" type="checkbox"/> <u>N</u> PFNA? <input checked="" type="checkbox"/> <u>N</u>	APP. NUMBER: <u>TM-18-50060</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>9/26/10</u> TIME: <u>6:00 P.M.</u> PC MEETING DATE: <u>---</u> BCC MEETING DATE: <u>10/17/10 9:00 A.M.</u> ZONE / AE / RNP: <u>R-E / NONE / NONE</u> PLANNED LAND USE: <u>ENTRS</u> NOTES: <u>VS-18-0685 &amp; 1C-18-0685</u> <u>COMPANION ITEMS</u>
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PROPERTY OWNER	NAME: <u>VERCHOTA ROBERT J &amp; NANCY J TRUST</u> ADDRESS: <u>8365 S BONITA VISTA ST</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>William Lyon Homes, Inc. Contact: Eddie Duenas</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 340-7810</u> CELL: <u>(702) 340-7810</u> E-MAIL: <u>Eddie.Duenas@Lyonhomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Actus Contact: Alan Whittington</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) 586-9296</u> E-MAIL: <u>Alan.Whittington@Actus-NV.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-17-601-001

PROPERTY ADDRESS and/or CROSS STREETS: 8365 S BONITA VISTA ST (SW corner at Shelbourne)

TENTATIVE MAP NAME: \_\_\_\_\_

TENTATIVE MAP #: \_\_\_\_\_ GROSS ACREAGE: 4.92

NUMBER OF LOTS: \_\_\_\_\_ GROSS DENSITY: \_\_\_\_\_

STAFF	COMMENTS: _____ _____ _____ _____ _____ _____
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August 24, 2018



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

Mr. Mark Donohue  
Senior Planner  
Clark County  
Current Planning Department  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

Re.: Durango 5  
Tentative Map Hold Letter  
APN: 176-17-601-001

Mr. Donohue,

On behalf of our client, William Lyon Homes, we respectfully request the Tentative Map for Durango 5 be heard concurrently with the Conforming Zone Change, Design Review and Vacation application requests for the subject project at the pending Clark County Planning Commission hearing. It is our understanding that Nevada Revised Statutes requires Tentative Maps to be heard by an approving entity within 45 days. William Lyon Homes 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,

Rusty Schaeffer  
Principal - Residential

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

10/17/18 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

WIGWAM AVE/DURANGO DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**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)

**RELATED INFORMATION:**

**APN:**

176-17-601-001 & 005

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon patent easements on the subject property for a proposed single family residential subdivision. The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north, south, east, and west sides of the site. A request to vacate a 30 foot wide BLM right-of-way grant recorded via document 20020125:00857 is also proposed with this application. The area of the right-of-way grant to be vacated measures 19,034 square feet. The applicant indicates the vacation of the easements and right-of-way grant are needed to develop the property.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Major Development Projects - Single Family Residential	R-2	Single family residential development
South & East	Public Facilities	P-F	Drainage channel and undeveloped

### Related Applications

Application Number	Request
ZC-18-0685	A zone change to reclassify 5 acres from R-E to R-2 zoning with a waiver of development standards and design reviews is a companion item on this agenda.
TM-18-500160	A tentative map for a 37 lot single family residential subdivision is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development. Since the right-of-way grant being vacated has already been used for the installation of pavement on the Bonita Vista Street alignment, the applicant will be required to comply with the Special Stipulations specified in Exhibit "B" of BLM Grant N-74977.

##### 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

- Applicant shall accept the liability and expense to comply with the Special Stipulations specified in Exhibit "B" of BLM Grant N-74977 for the removal of the pavement and restoration of the area of BLM Grant N-74977 being vacated;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- 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; 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)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WILLIAM LYON HOMES

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

**DRAFT**





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

# 5A

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>8/29/18</u> PLANNER ASSIGNED: <u>MND</u> ACCEPTED BY: <u>MND</u> FEE: <u>\$875</u> CHECK #: <u>8372</u> COMMISSIONER: <u>BRAGER</u> OVERLAY(S)? <u>NONE</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-18-10686</u> TABICAC <u>ENTER PROSE</u> TABICAC DATE: <u>9/26/18</u> TIME: <u>6:00 PM</u> PC MEETING DATE: <u>—</u> BCC MTG DATE: <u>10/17/18 9:00 AM</u> ZONE / AE / RNP: <u>R-E / NONE / NONE</u> PLANNED LAND USE: <u>ENTRS</u>
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PROPERTY OWNER	NAME: <u>VERCHOTA ROBERT J &amp; NANCY J TRUST</u> ADDRESS: <u>8365 S BONITA VISTA ST</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-896-5835</u> CELL: <u>702-513-3143</u> E-MAIL: <u>rjverchota@live.com and acure_2000@yahoo.com (please use both)</u>
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APPLICANT	NAME: <u>William Lyon Homes, Inc. Contact: Eddie Duenas</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 340-7810</u> CELL: <u>(702) 340-7810</u> E-MAIL: <u>Eddie.Duenas@Lyonhomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Actus Contact: Alan Whittington</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) 586-9296</u> E-MAIL: <u>Alan.Whittington@Actus-NV.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-17-601-001, 8365 S BONITA VISTA ST (SW corner at Shelbourne)

PROPERTY ADDRESS and/or CROSS STREETS: 176-17-601-001, 8365 S BONITA VISTA ST (SW corner at Shelbourne)

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.

The Robert J. Verchota and Nancy J. Verchota Trust dated October 16, 2002, by Robert J. Verchota, sole surviving trustee and beneficiary/owner of the land

Robert J. Verchota  
Property Owner (Signature)\*

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 08/24/2018 (DATE)  
By Robert Verchota

NOTARY PUBLIC: [Signature]

The Robert J. Verchota and Nancy J. Verchota Trust dated October 16, 2002

Property Owner (Print)

ESTHER A. SANTOS  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 02-09-2020  
Certificate No: 12-6966-1

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

August 24, 2018



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

Mr. Mark Donohue  
Senior Planner  
Clark County  
Current Planning Department  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

Re.: Durango 5  
Justification for Letter for Vacation  
APN: 176-17-601-001

Mr. Donohue,

On behalf of our client, William Lyon Homes, we are requesting a vacation of easements for subject property.

**Project Description**

The project consists of approximately 4.92 acres located at 8365 South Bonita Vista Street Las Vegas, NV 89148 on the southwest corner at Shelbourne, lying within The East Half (E ½) Of the Northwest Quarter (NW ¼) Of The Southeast Quarter (SE ¼) Of The Northeast Quarter (NE ¼) Of Section 17, Township 22 South, Range 60 East, M.D.M. The project site is currently designed for 37 single family residential units on 4.92 acres equaling 7.5+/- units per acre. The project site is currently zoned R-E. The project is surrounded by existing single family residential (R-2) subdivisions on the north and west, and undeveloped federally owned land zoned P-F to the south and east.

**Vacation Justification**

The purpose of this application is to vacate the 33' patent easements that will no longer be used in the current site configuration.

**Conclusion**

We are hopeful that this letter clearly describes the project and the intent of the proposed development. 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 "Rusty Schaeffer".

Rusty Schaeffer  
Principal - Residential



10/17/18 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT DURANGO DR/SHELBOURNE AVE (TITLE 30)

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**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). 813/m/d/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-17-601-001

**WAIVER OF DEVELOPMENT STANDARDS:**  
Increase the length of a dead-end street (cul-de-sac) with a County approved turnaround to 764 feet where 500 feet is the maximum allowed per Chapter 30.52 and Uniform Standard Drawing 212 (a 52.8% increase).

**DESIGN REVIEWS:**  
1. A proposed single family residential development.  
2. Increase finished grade up to 72 inches where 18 inches is the standard per Section 30.32.040 (a 300% increase).

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

**BACKGROUND:**  
Project Description  
General Summary

- Site Address: 8365 S. Bonita Vista Drive
- Site Acreage: 5
- Number of Lots: 37 with 2 common elements
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size: 4,000/7,074 (gross and net)

- Project Type: Single family residential development
- Number of Stories: 2
- Building Height: 25 feet
- Square Feet: 2,039 to 2,518

#### Site Plans

This is a conforming zone change request from an R-E Zone to R-2 Zone for a proposed single family residential development. The plans depict a proposed residential development consisting of 37 lots on 5 acres for a density of 7.5 dwelling units per gross acre. The minimum and maximum lot sizes are 4,000 square feet and 7,074 square feet, respectively. The primary ingress and egress to the proposed development is via private street A that connects to Shelbourne Avenue. Private streets B, C, and D, measuring 42 feet in width, connect to private street A which ranges between 42 feet to 46 feet in width. Four foot wide sidewalks are depicted along 1 side of the private streets. A 5 foot wide attached sidewalk is proposed along the southern portion of the existing Shelbourne Avenue cul-de-sac.

#### Landscaping

The plans depict 2 common element lots located at the entrance to the proposed subdivision, adjacent to Shelbourne Avenue. The common element lots feature a combination of large, 24 inch box trees, shrubs, and groundcover.

#### Elevations

The plans depict 2 story model homes with 12 different elevations. The proposed models consist of a stucco exterior including a concrete tile roof with a 4:12 roof pitch. The plans depict different options on the elevations such as varying rooflines and accents such as decorative iron and window trims.

#### Floor Plans

The floor plans depict 2 story model homes ranging in size from 2,039 square feet to 2,518 square feet depending on the options selected by the home buyer. The model homes have options for multiple bedrooms, family room, and a great room including 2 car garages.

#### Applicant's Justification

The proposed development is compatible with the surrounding communities and the proposed zoning will match the adjacent subdivisions to the north and west. The over length cul-de-sac is an existing condition for Shelbourne Avenue. The street has already been constructed with right-of-way dedicated in its existing condition.

The project will exceed the 18 inches maximum elevation differential to the adjacent parcels due to grading and drainage constraints to safely convey and protect the proposed housing units during a storm event. The request is a life safety and property protection request with the maximum height differential of 6 feet to the adjacent BLM property to the south and east. The engineer will make all attempts to minimize the elevation differential to the existing homes to the west and north with elevations not to exceed 3 feet above adjacent home ground elevations.

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Major Development Projects – Single Family Residential	R-2	Single family residential development
South & East	Public Facilities	P-F	Drainage channel & undeveloped

### Related Applications

Application Number	Request
VS-18-0686	A vacation for government patent easements is a companion item on this agenda.
TM-18-500160	A tentative map for a 37 lot single family residential subdivision is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

##### Zone Change

The request to R-2 zoning conforms to the Enterprise Land Use Plan which designates the parcel as Residential Suburban at a density up to 8 dwelling units per acre. Staff finds that the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. The zone change will provide an orderly transition from the existing R-2 development to the west and the undeveloped site zoned P-F to the east and south. Therefore, staff recommends approval of this request.

##### 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.

##### Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Therefore, staff recommends approval.

## **Public Works - Development Review**

### **Waiver of Development Standards**

Staff can support the request for an over-length cul-de-sac provided that the Fire Department approves the request.

### **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.

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;
- 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 design reviews must commence within 4 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;
- Applicant shall accept the liability and expense to comply with the Special Stipulations specified in Exhibit B of BLM Grant N-74977 for the removal of the pavement and restoration of the area of BLM Grant N-74977 being vacated;
- Clark County Fire Prevention approval of all over-length cul-de-sacs;
- Traffic study and compliance;
- Full off-site improvements;
- Provide paved legal access.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; 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.

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

- Applicant is advised that there is an existing septic system on this property; to connect to municipal sewer and remove or abandon the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly abandoned.

**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 #0440-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: WILLIAM LYON HOMES**

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





# LAND USE APPLICATION

# 6A

## 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)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING

- 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: 8/29/18 APP. NUMBER: 20-14-C685  
 PLANNER ASSIGNED: MND TAB/CAC: ENTER PRICE  
 ACCEPTED BY: MND TAB/CAC MTG DATE: 9/14/18 TIME: 6:00PM  
 FEE: \$2,200 PC MEETING DATE: -  
 CHECK #: 8373 BCC MEETING DATE: 10/17/18 9:00AM  
 COMMISSIONER: BRAGER ZONE / AE / RNP: R-E / NONE / NONE  
 OVERLAY(S)? NONE PLANNED LAND USE: ENTRS  
 PUBLIC HEARING? MIN NOTIFICATION RADIUS: 4000 SIGN? MIN  
 TRAILS? Y/N PFNA? MIN LETTER DUE DATE: -  
 APPROVAL/DENIAL BY: - COMMENCE/COMPLETE: -

PROPERTY OWNER

NAME: VERCHOTA ROBERT J & NANCY J TRUST  
 ADDRESS: 8365 S BONITA VISTA ST  
 CITY: Las Vegas STATE: NV ZIP: 89148  
 TELEPHONE: 702-896-5835 CELL: 702-513-3143  
 E-MAIL: rjverchota@live.com

APPLICANT

NAME: William Lyon Homes, Inc. Contact: Eddie Duenas  
 ADDRESS: 1980 Festival Plaza Drive, Suite 500  
 CITY: Las Vegas STATE: NV ZIP: 89135  
 TELEPHONE: (702) 340-7810 CELL: (702) 340-7810  
 E-MAIL: Eddie.Duenas@Lyonhom REF CONTACT ID #: \_\_\_\_\_

CORRESPONDENT

NAME: Actus Contact: Alan Whittington  
 ADDRESS: 3203 E. Warm Springs Rd. Suite 400  
 CITY: Las Vegas STATE: NV ZIP: 89120  
 TELEPHONE: 702-586-9296 CELL: \_\_\_\_\_  
 E-MAIL: Alan.Whittington@Actus- REF CONTACT ID #: \_\_\_\_\_

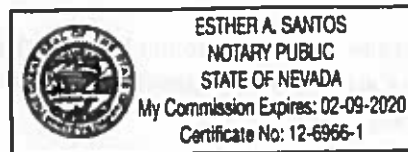
ASSESSOR'S PARCEL NUMBER(S): 176-17-601-001  
 PROPERTY ADDRESS and/or CROSS STREETS: 8365 S BONITA VISTA ST (SW corner at Shelbourne)  
 PROJECT DESCRIPTION: Single Family Residential Subdivision (37 lots, 2 common elements)

(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.

Robert J. Verchota  
 Property Owner (Signature)\*

The Robert J. Verchota and Nancy J. Verchota Trust  
 dated October 16, 2002 by Robert J. Verchota  
 sole surviving trustee beneficiary/owner of the land  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 08/24/2018 (DATE)  
 By Robert Verchota  
 NOTARY PUBLIC: ESTHER A. SANTOS



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

August 28, 2018



Mr. Mark Donohue  
Senior Planner  
Clark County  
Current Planning Department  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

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

Re.: Durango 5  
Justification for Letter for Design Review, Waiver of Standards and Conforming Zone Change  
APN: 176-17-601-001

Mr. Donohue,

On behalf of our client, William Lyon Homes, we are requesting a Design Review and Conforming Zone Change for the subject property. Please note that the subject property will have a tentative map as a companion item.

**Project Description**

The project consists of approximately 4.92 acres located at 8365 South Bonita Vista Street Las Vegas, NV 89148 on the southwest corner at Shelbourne, lying within The East Half (E ½) Of The Northwest Quarter (NW ¼) Of The Southeast Quarter (SE ¼) Of The Northeast Quarter (NE ¼) Of Section 17, Township 22 South, Range 60 East, M.D.M.

The project site is currently designed for 37 single family residential units on 4.92 acres equaling 7.5+/- units per acre.

The project site is currently zoned R-E. The project is surrounded by existing single family residential (R-2) subdivisions on the north and west, and undeveloped federally owned land zoned P-F to the south and east.

**Design Review UP TO 6 FEET FINISHED GRADE**

The project site will consist of 37 single-family residential lots on 4.92 gross acres equaling 7.5+/- units per acre. The project site will gain access from an existing cul-de-sac on Shelbourne Ave. The development will utilize an internal 38-ft wide back of curb to back of curb private street, including modified R-Type curb and a single 4.0-ft wide sidewalk on one side. There are no other perimeter public streets adjacent to the site.

The project site is currently zoned R-E. The Overlaying District is RS – Residential Suburban. The surrounding area currently consists of a range Single Family Residential with R-2 zoning consistent with the proposed zoning.



Lots within the project site development range in size from 4,000 (net) square feet to 7,074 (net) square feet with an average lot size of 4,458 (net) square feet. The proposed setbacks will comply with the Title 30 with respect to R-2 zoning:

- Front Setback: 20 feet to face of garage/building
- Side Setback: 5 feet
- Corner Setback: 10 feet from back-of-curb
- Rear Setback: 15 feet

The developer is proposing three (3) two-story, single family homes ranging from approximately 1,500 – 2,024 square feet with attached 2 car garages, further details of the product types and development standards are indicated on the enclosed floor plans and elevations.

The project will exceed the 18" maximum elevation differential to the adjacent parcels due to grading and drainage constraints to safely convey and protect the proposed housing units during a storm event. This request is a life safety and property protection request with the maximum height differential of 6 feet to the adjacent BLM property to the South and East. The engineer will make all attempts to minimize the elevation differential to the existing homes to the West and North with elevations not to exceed 3' above adjacent home ground elevations.

#### **Waiver of Standards**

On behalf of our client, William Lyon Homes, we are respectfully requesting a waiver of standards for overlength cul-de-sac, for 764 +/- feet where 500 feet is the standard maximum length. The overlength alignment is the current existing condition for Shelbourne Avenue. The County has approved construction of Shelbourne the street has already been constructed with right of way dedicated in its existing condition. Furthermore, the subdivision Astoria Homes at Rhodes Ranch Phase 15 Unit 2 has vacated the roadway for further extension of Shelbourne with existing homes constructed making it impossible to extend Shelbourne or obtain additional right of way.

#### **Zone Boundary Amendment – Conforming**

On behalf of our client, William Lyon Homes, we are respectfully requesting a conforming zone change from R-E to R-2 zoning. The project will be called Durango 5 during the planning and design stages of the project; the marketing name for this proposed community is pending. The applicant is proposing to develop 37 single family detached residences. The current project density is 7.5+/- for this 4.92-acre site. The development is compatible with the surrounding communities and the proposed zoning will match the adjacent subdivisions to the north and west.

**Conclusion**

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



**Rusty Schaeffer**  
Principal - Residential

11/06/18 PC AGENDA SHEET

OFFICE/WAREHOUSE BUILDING  
(TITLE 30)

REDWOOD ST/RICHMAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-18-0725-DIAMOND MASONRY, LLC:**

**DESIGN REVIEW** for an office/warehouse building with an outside storage area on 1.2 acres in M-1 (Light Manufacturing) Zone.

Generally located on the west side of Redwood Street, 155 feet south of Richmar Avenue (alignment) within Enterprise. SB/rk/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-23-401-002

**LAND USE PLAN:**

ENTERPRISE - INDUSTRIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9515 Redwood Street
- Site Acreage: 1.2
- Project Type: Office/warehouse with an outside storage area
- Number of Stories: 1 story with mezzanine level
- Building Height: 31 feet
- Square Feet: 4,898
- Parking Required/Provided: 13/13

**Site Plans**

The plans depict a 1 story, 4,898 square foot office/warehouse building located near the southern portion of the site. An outside storage yard is located on the north and west sides of the building and screened by an 8 foot high block wall along the south and west property lines. An existing 8 foot high chain link fence is shown along the north property line. This property is surrounded by existing or planned industrial uses. The building is set back 10 feet from the south property line and 106 feet from the north property line. All truck parking and loading areas will be located within the secure storage yard on the north side of the building. The loading area and secure yard are screened from public view by an 8 foot high decorative sliding gate. The remaining front portion of the site is designated for parking areas, drive aisles, and landscaping. Access to the site will be from Redwood Street to the east.

Landscaping

Street landscaping consists of a 15 foot wide landscape area behind an attached sidewalk along Redwood Street. Interior to the site, landscaping is distributed throughout the parking lot and around the front portions of the building footprint.

Elevations

The plans depict a 1 story, 31 foot high, office/warehouse building constructed of colored CMU block and a flat roof with parapet walls. The elevations also show glass storefront window systems, decorative stone veneer bands, and metal canopies. The storage yard is screened by 8 foot high block walls with a decorative sliding gate.

Floor Plans

The plans show a 4,898 square foot building consisting of a warehouse, lobby, offices, conference room, and restrooms. The 748 square foot second level mezzanine consists of offices and restroom that will be used by the tenant.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the design of this project complies with all zoning requirements and is appropriate because the building is aesthetically pleasing with improvements that exceed what is currently developed in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0656-16	Reclassified this site for an outside storage yard with an ancillary office building, with a use permit to waive paving, and a waiver of development standards for parking lot landscaping, street landscaping, and partial off-site improvements	Approved by BCC	November 2017
ZC-0680-12	A request to Reclassify the site to M-1 zoning for an outside storage yard, waivers for landscaping, gate set back and partial off-site improvements	Held no date	Expired

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Existing outside storage yard
South	Industrial	M-1	Existing outside storage yard
East	Industrial	M-1	Existing outside storage complex
West	Business and Design/ Research Park	R-E	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

The proposed development is in an area that generally has established outside storage and industrial uses. Staff finds that the proposed warehouse building is compatible with existing and planned uses in the surrounding area. More specifically, the design of this project complies with all zoning requirements and is aesthetically pleasing with improvements that exceed what is currently developed in the area. Staff finds that the design conforms with Urban Land Use Policy 101 of the Comprehensive Master Plan which ensures that industrial developments are complementary with abutting uses through site planning and building design. Therefore, staff can support this request.

**Staff Recommendation**

**Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Expunge waiver for partial off-site improvements under ZC-0656-16;
- 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 this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

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

**Building Department - Fire Prevention**

- Applicant shall submit plans for review and approval prior to installing any gates, speed humps, or any other fire apparatus access roadway obstructions.

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

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that

SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- Applicant is advised that 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 #0540-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: DIAMOND MASONRY, LLC  
CONTACT: WADE TAKASHIMA, 953 ROCK LEDGE CT, LAS VEGAS, NV 89012**

**DRAFT**



# LAND USE APPLICATION 7A

## 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 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)  (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>9/10/18</u> PLANNER ASSIGNED: <u>EC</u> ACCEPTED BY: _____ FEE: <u>\$675.00</u> CHECK #: <u>1211</u> COMMISSIONER: <u>S.B.</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR 18.0725</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>10/10/18</u> TIME: <u>6:00p</u> PC MEETING DATE: <u>11/6/18</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>Ent Ind</u> NOTIFICATION RADIUS: <u>600 FT</u> SIGN? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: <u>2C GSG-16</u>
	<b>PROPERTY OWNER</b>	NAME: <u>Diamond Masonry LLC</u> ADDRESS: <u>5014 Bond St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-385-9200</u> CELL: <u>702-378-8860</u> E-MAIL: <u>chuck@diamondmasonryllc.com</u>	
	<b>APPLICANT</b>	NAME: <u>Diamond Masonry LLC</u> ADDRESS: <u>5014 Bond St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-385-9200</u> CELL: <u>702-378-8860</u> E-MAIL: _____ REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Wade Takashima</u> ADDRESS: <u>953 Rock Ledge Ct</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-498-4498</u> CELL: <u>702-810-3913</u> E-MAIL: <u>wade@creativefit.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-23-401-002

PROPERTY ADDRESS and/or CROSS STREETS: 9515 Redwood St.

PROJECT DESCRIPTION: CONCRETE MASONRY SUBCONTRACTOR WITH SECURE YARD

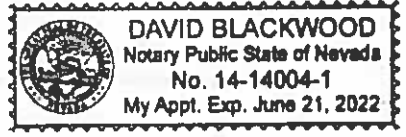
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

 Cleman H. Gillihan Diamond Masonry LLC  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 7 SEPTEMBER 2018 (DATE)  
 By Cleman H. Gillihan  
 NOTARY PUBLIC: David Blackwood



\*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

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September 11, 2018

Clark County – Comprehensive Planning Department  
500 S. Grand Central Parkway  
Las Vegas, NV 89106  
Ph: 702-455-4314  
Fax: 702-455-3271

**Re: New Diamond Masonry Building – Justification Letter**

### To Whom It May Concern:

This design review package includes the concept to construct a new industrial building for a total gross square footage of 4,898 sf located at 9515 Redwood Street, Las Vegas, Nevada, 89139 for Diamond Masonry. This project is zoned Light Manufacturing (M-1) with a planned land use of Industrial.

In designing this project with the developer, our focus is to provide an efficient design for Diamond Masonry companies operation and movement throughout the site as well as a visually appealing building. The buildings will be constructed with cmu block and wood roof structure system with a max height of 30'-4". The building will have a clear height of 23'-0" clear and will include a grade high door to a secure yard. The secure yard has existing cmu perimeter wall & existing chainlink fencing 8' high around the perimeter. This property is surrounded by existing or planned industrial uses.

The finish grade next to Redwood Street will be 18" above grade per sheet A-6 and will be in compliance with Chapter 30.32. No other areas of the property will be increased in finished grade and will be within code requirements for finished grade.

We are confident that this project complies with the rest of title 30 and is consistent with the overall design intent of the current local Zoning Ordinance and Overlay/Planning Themes. This project will provide great new building for the surrounding industrial Area. We are requesting design review approval for the currently proposed design concept.

We look forward to working with Clark County to create another great project. Should you have any questions regarding our project please feel free to contact me at your convenience at 702-498-4498.

Sincerely,



Wade Takashima, NCARB, AIA, LEED AP  
Chief Executive Officer  
Creative FIT

---

CREATIVE FIT LLC ~ 953 Rock Ledge Court, Henderson, Nevada 89012 ~ Ph: 702-498-4498 ~ EMAIL: wade@creativefit.com





11/06/18 PC AGENDA SHEET

COMMERCIAL RETAIL  
(TITLE 30)

BLUE DIAMOND RD/TENAYA WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-18-400205 (UC-0318-11) -NAMAZ, LLC:

USE PERMITS THIRD EXTENSION OF TIME to commence the following: 1) retail sales and services; 2) convenience store with gasoline sales; 3) alcohol sales – packaged (liquor, beer and wine); and 4) on-premises consumption of alcohol (service bar) in conjunction with a restaurant.

DESIGN REVIEW for a future commercial retail development on 3.7 acres in an H-2 (General Highway Frontage) Zone in the Mountain's Edge Master Planned Community

Generally located on the southeast corner of Blue Diamond Road and Tenaya Way within Enterprise. SB/tk/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-22-601-033; 176-22-601-034

**LAND USE PLAN:**  
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE) – UP TO OFFICE PROFESSIONAL

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

- Site Address: N/A
- Site Acreage: 3.7
- Project Type: Commercial retail center
- Number of Stories: 1
- Building Height: 27 feet
- Square Feet: 30,700
- Parking Required/Provided: 154/161

Site Plans

The original plans depicted a 30,700 square foot retail center consisting of 2 in-line retail buildings and 1 convenience store pad site with gasoline sales. The in-line buildings are anchored by retail buildings on the east and west sides of the development. The overall site is 3.7 acres and bounded by Blue Diamond Road to the north, Tenaya Way to the west, and Belcastro Avenue to the east. The in-line retail buildings are oriented along the south portion of the site, while the convenience store with gas canopy is located toward the northeast portion of

the property. The proposed retail center has a common property line with C-P zoning to the south. The area between the in-line retail buildings and the commercial use show a future cross access point which was required as a condition of approval of the use permit in 2011. The site will have 2 access points, 1 from Tenaya Way and another from Belcastro Avenue, and no access is shown from Blue Diamond Road.

#### Landscaping

Landscaping is shown that meets Code requirements for street, parking lot, and overall site requirements.

#### Elevations

The elevations depict 3 separate buildings that are consistent and compatible with each other, containing similar architectural design elements. The 2 in-line buildings and the convenience store consist of painted exterior plaster finished walls, columns, cornice treatment on top of the parapet, and multiple surface plane variations consisting of walls that are off-set with contrasting color schemes. The majority of both buildings, including the convenience store, are 21 feet in height with parapets reaching a maximum height of 27 feet.

#### Floor Plans

The in-line buildings are shown at 8,600 square feet and show typical tenant improvements for future users. Both in-line buildings are anchored by 4,500 square foot lease spaces at opposite ends of each building. The convenience store is shown at 5,000 square feet with the primary entrance facing west toward the gas canopy and parking lot.

#### Signage

Signage was not a part of the original application and is not a part of this extension of time.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-0318-11(ET-0074-15):

##### Current Planning

- Until September 6, 2018 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

##### Public Works – Development Review

- Compliance with previous conditions.

##### Building/Fire Prevention

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

Listed below are the approved conditions for UC-0318-11(ET-0085-13):

##### Current Planning

- Until September 6, 2015 to commence.

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

**Public Works – Development Review**

- Compliance with previous conditions.

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

- Applicant is advised that location of existing public sanitary sewer is greater than 400 feet from the parcel; and that at time of construction CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Listed below are the approved conditions for UC-0318-11:

**Major Projects – Planning**

- Design review as a public hearing for future signage and lighting;
- Design review as a public hearing for any significant changes to the plans;
- Record perpetual cross access, ingress/egress, and parking easements with the adjoining property to the south;
- If a boundary wall is constructed along the south property line, wall to be 50% open including decorative elements as defined in Code,
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that landscaping plans submitted with the building permit application must meet or exceed Title 30 standards or a waiver of development standards will be required; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

**Public Works – Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Construct full off-sites on Tenaya Way and Belcastro Street;
- Nevada Department of Transportation concurrence;
- Compliance with Mountain's Edge Development agreement.

**Clark County Water Reclamation District**

- Applicant is advised that civil improvement plans are to be submitted to CCWRD for review and approval along with wastewater flows to determine sewer point of connection; and that the location of the existing sewer is greater than 400 feet from the parcels.

**WAIVER OF DEVELOPMENT STANDARDS WAS WITHDRAWN.**

**Applicant's Justification**

The applicant states, that due to the fact the surrounding areas have been under developed and the problems with gaining access to the site from the main road have been recently resolved. The applicant is seeking to secure tenants and obtaining financing to finish this project; therefore, the applicant is requesting an additional 2 years.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0318-11 (ET-0074-15)	Second extension of time for use permits for commercial retail development, with associated waivers of development standards and design review	Approved by PC	October 2015
UC-0318-11 (ET-0085-13)	First extension of time for use permits for commercial retail development, with associated waivers of development standards and design review	Approved by PC	November 2013
UC-0318-11	Original application for commercial retail development, with associated waivers of development standards and design review	Approved by PC	September 2011
ZC-1313-02	Reclassified the property to C-P zoning – expired	Approved by BCC	December 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	H-2	Undeveloped
South, East, & West	Major Development Project – Office Professional	C-P	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis  
Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since the original approval in 2011, the applicant has not submitted plans for approval and has not had any significant progress toward completing this project; therefore, staff cannot support this extension request.

**Staff Recommendation  
Denial.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Until September 6, 2020 to complete;
- 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 and application for review; 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**

- Compliance with previous conditions;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works - Development Review Division.
- Applicant is advised that if VS-17-1087 records, significant changes will be required to the plans with this application as that variation reduced Tenaya Way to a 60 foot wide right-of-way and it eliminated the Belcastro Street right-of-way.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** PEYMAN MASACHI

**CONTACT:** PEYMAN MASACHI, 8965 S. EASTERN AVE. SUITE 120B, LAS VEGAS, NV 89123





# LAND USE APPLICATION 8A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

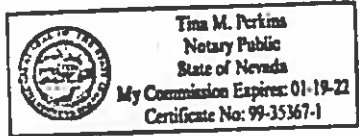
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  <input type="checkbox"/> ANNEXXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-0318-11</u> <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> APPLICATION REVIEW (AR)  <small>(ORIGINAL APPLICATION #)</small>	<b>STAFF</b>	DATE FILED: <u>9-5-18</u> PLANNER ASSIGNED: <u>TRK</u> ACCEPTED BY: <u>TRK</u> FEE: <u>600</u> CHECK #: <u>2205</u> COMMISSIONER: <u>SB</u> OVERLAY(S)? _____ PUBLIC HEARING? Y / N TRAILS? Y / N      PFNA? Y / N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ET-18-40020</u> TABICAC: <u>ENTERPRISE</u> TABICAC MTG DATE: <u>10/10</u> TIME: <u>6pm</u> PC MEETING DATE: <u>11/6</u> TIME: <u>7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>H2</u> PLANNED LAND USE: <u>ENT MDP</u> NOTIFICATION RADIUS: _____ SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Namaz L.L.C</u> ADDRESS: <u>8965 S. Eastern Ave #120B</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-461-9711</u> CELL: <u>702-461-9711</u> E-MAIL: <u>onyxNV@gmail.com</u>	
	<b>APPLICANT</b>	NAME: <u>Peyman Masachi</u> ADDRESS: <u>89105 S. Eastern Ave 120B</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-461-9711</u> CELL: <u>702-461-9711</u> E-MAIL: <u>onyxNV@gmail.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Peyman Masachi</u> ADDRESS: <u>8965 S. Eastern Ave #120B</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-461-9711</u> CELL: <u>702-461-9711</u> E-MAIL: <u>onyxNV@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-22-601-033 and 034  
 PROPERTY ADDRESS and/or CROSS STREETS: Tenaya way and Blue Diamond Rd.  
 PROJECT DESCRIPTION: \_\_\_\_\_

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to make 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 September 4, 2018 (DATE)  
 By Peyman Masachi  
 NOTARY PUBLIC Tina M. Perkins



\*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

A8  
NAMAZ LLC

PEYMAN MASACHI

8965 S EASTERN AVE

#1208

LAS VEGAS NV 89123

TO: CLARK COUNTY PLANNING

JUSTIFICATION LETTER

My name is Peyman Masachi and I am the Managing Member of Namaz LLC with APN# 176-22-601-033 and 176-22-601-034.

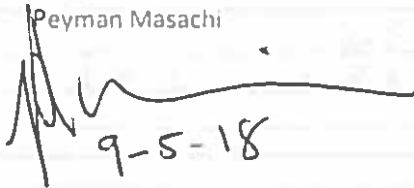
Due to the fact that the area surrounding the above property has been under developed since the recession and problems with getting access to the site from the main road has just been resolved recently.

Kindly I am asking for Two year extension of time to be able to secure tenants and getting financing in place to be able to finish this project.

Your attention to this matter is already appreciated.

Sincerely ;

Peyman Masachi



9-5-18



11/06/18 PC AGENDA SHEET

MULTI-FAMILY DEVELOPMENT  
(TITLE 30)

UPDATE  
MONTESSOURI ST/MARDON AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
NZC-18-0583-EAGLE PROMENADE, LLC:

AMENDED HOLDOVER ZONE CHANGE to reclassify 12.6 acres from R-E (Rural Estates Residential) Zone and C-1 (Local Business) Zone to R-4 (Multiple Family Residential - High Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) to increase building height; 2) reduce driveway departure distance from intersections (previously not notified); and 3) allow modified driveway design standards (previously not notified).

DESIGN REVIEW for a multi-family residential development on 12.6 acres.

Generally located on the east side of Montessori Street and the north and south sides of Mardon Avenue within Enterprise (description on file). SS/rk/ja (For possible action)

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RELATED INFORMATION:

**APN:**

176-10-502-005; 176-10-502-006; 176-10-502-009; 176-10-514-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height to 40 feet where 35 feet is the standard per Table 30.40-3 (a 14% increase).
2. Reduce the departure distance from a street intersection to a driveway (Uniform Standard Drawing 222.1) to 172 feet along Montessori Street and 144 feet along Mardon Avenue where 190 feet is the minimum per Chapter 30.52 (a 9% and 24% reduction respectively) (previously not notified).
3. Allow a minimum 21 foot commercial driveway throat depth where a 100 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (an 79% reduction) (previously not notified).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.6 (Site A); 5 (Site B)
- Number of Units: 176 (Site A); 115 (Site B)

- Density (du/ac): 23.2 (Site A); 22.9 (Site B)
- Project Type: Multi-family residential
- Number of Stories: 3
- Building Height: 40 feet
- Open Space Required/Provided (s.f.): 17,600/60,443 (Site A); 11,500/36,662 (Site B)
- Parking Required/Provided: 309/314 (Site A); 200/202 (Site B)

### **Neighborhood Meeting Summary**

The applicant conducted a neighborhood meeting on July 9, 2018, as required by the non-conforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified to attend the meeting. There were 7 participants present at the meeting for this application. The neighbors expressed opposition to the proposed zoning, height, safety, and traffic of the proposed request.

### **Overall Site Plans**

The plans depict a multi-family residential development consisting of 291 residential lots on 12.6 acres for an average density of 23.0 dwelling units per acre. Specifically, this request is for 2 distinct multi-family developments which are diagonal across the street from each other. The northerly development is located on the northeast corner of Mardon Avenue and Montessori Street. The southerly development is located on the southeast corner of Mardon Avenue (alignment) and Rosanna Street. The increase in building height is being requested for both developments.

#### **Northern Development – (Site A)**

This development consists of 176 units that will be distributed within eight, 3 story buildings. The site is 7.6 acres with a density of 23.2 dwelling units per acre. The complex will provide studio, 1, 2, and 3 bedroom units. Open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas, which also includes a clubhouse, pool, and cabana. Access will be taken from 1 driveway on Mardon Avenue and 1 driveway on Montessori Street. Internal circulation within the project consists of a minimum 24 foot wide drive aisle. Parking will consist of garage, covered, and surface parking spaces for both residents and visitors, which are distributed throughout the development.

#### **Southern Development – (Site B)**

This development consists of 115 units that will be distributed within five, 3 story buildings. The site is 5 acres with a density of 22.9 dwelling units per acre. The complex will provide studio, 1, 2, and 3 bedroom units. Open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas, which also includes a pickle ball court and a dog park. Access will be taken from 1 driveway on Mardon Avenue and 1 driveway on Eldorado Lane. Internal circulation within the project consists of a minimum 24 foot wide drive aisle. Parking will consist of garage, covered, and surface parking spaces for both residents and visitors, which are distributed throughout the development.

### **Landscaping**

The street landscape area, for both sites, are shown at a minimum of 24 feet in width with a detached sidewalk along all street frontages. The east perimeter of both sites depict varying

landscaping that is 5 feet to 20 feet in width. Interior to the site, open space and landscaping is equitably distributed throughout the developments and consist of active and passive open space areas which include a pickle ball court, swimming pool, cabana, spa, clubhouse, and dog park. The amount of passive and active open space for both sites is depicted at 97,107 square feet where 29,100 square feet is required.

Elevations

The residential buildings are shown at 3 stories with a maximum height of 40 feet. The exterior walls have a stucco finish painted in earth tone colors and the roofs consist of concrete tile. Some of the upper floors will have balconies with metal picket railings. The residential buildings are designed with various pop-outs, recesses, and varying roof heights on all sides of the buildings to break-up the vertical and horizontal lines of the buildings. The clubhouse building is 1 story and will match the residential building in design and color.

Floor Plans

The plans show a mix of studio, 1, 2, and 3 bedroom units consisting of 18 studio, 152, one bedroom units; 91, two bedroom units; and 30 three bedroom units. The residential units are between 546 square feet and 1,228 square feet in area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the current land use designation for the subject site is Commercial Neighborhood; however, since the adoption of the Enterprise Land Use Plan, there have been recent changes within the last several years in the southwest sector. Large employment centers have been developed and are now operating in the southwest portion of the valley. A byproduct of the increased employment opportunities, is a sharp increase in housing demand for the area. The applicant states there are several apartment complexes in the surrounding area that are either at or near full occupancy. Furthermore, there are commercial and recreational uses in walking distance to the sites which will further reduce the need for vehicular trips on the surrounding streets. Finally, with the vacation and abandonment of a portion of Mardon Avenue, and the proximity to the approved commercial developments to the east, the applicant contends that the project can practically function as a horizontal mixed-use development.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-5000041	1 lot commercial subdivision on 8.4 acres in a C-1 zone (Site B)	Approved by BCC	April 2018
VS-0924-16	Vacated and abandoned patent easements, right-of-way for Mardon Avenue, and a portion of right-of-way for Rainbow Boulevard (Site A)	Approved by BCC	March 2017
ZC-1458-07	Reclassified a portion of the northern development (Site A) to C-1 zoning for a mixed-use development	Approved by BCC	February 2008

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0308-06	Vacated and abandoned government patent easements – recorded (Site B)	Approved by PC	April 2006
ZC-0989-02	Reclassified the southern development (Site B) to C-1 zoning for a shopping center and mini-warehouse facility	Approved by BCC	September 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park; Commercial Neighborhood	M-D, C-1	Office/warehouse & distribution center facility, partially built retail center
South	Public Facilities	P-F	Public park & elementary school
East	Commercial Neighborhood	C-1	Partially built retail center & undeveloped property
West	Commercial Neighborhood; Public Facilities	C-1, C-P, P-F	Undeveloped property, day care facility & public park

**Related Applications**

Application Number	Request
VS-18-0596	A request to vacate and abandon 5 feet of roadway easements to develop detached sidewalks is a companion item on this agenda (Site A).
VS-18-0598	A request to vacate and abandon 5 feet of roadway easements to develop detached sidewalks is a companion item on this agenda (Site B).

**STANDARDS FOR APPROVAL:**

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

**Analysis  
Current Planning  
Zone Change**

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

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

The applicant states since the adoption of the Enterprise Land Use Plan in October 2014, there have been recent changes in the last several years within the southwest area of County. Large employment centers have been developed and now are operating in the southwest portion of the Valley. A byproduct of the increased employment opportunities, is a sharp increase in housing demand for the area. The Wyatt apartment complex to the west (Badura and Buffalo) is at 95% occupancy; and Zone5 apartment complex to the northwest (Buffalo and 215) is at 98% occupancy. Staff finds those real estate trends have substantially changed the circumstances surrounding the property's original designation which makes the proposed nonconforming zone boundary amendment appropriate. The nonconforming zone boundary amendment process allows for identification of land use trends or changes in a particular area that may not be consistent with the planned land use designations. Although the area consists of planned commercial uses, the development patterns have changed in the general area, which have trended toward higher density residential uses, in particular multiple family residential.

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

The applicant indicates that the project is compatible with developments in surrounding area and will provide a good transition between the future commercial uses along Rainbow Boulevard and the park, school, and residential uses located west of the sites. Staff finds the sites are located near Rainbow Boulevard that has a mix of various planned and developed uses. As such, the site is uniquely situated to provide the additional housing needs for the area. The proximity of the sites next to the approved commercial developments to the east, can practically make this development and the commercial developments function as a horizontal mixed-use. Furthermore, the applicant has been working with staff to re-design (Site A) to show the single story clubhouse to be located on the corner of Mardon Avenue and Montessouri Street. By moving the clubhouse at this location, the three story buildings are pushed further away from the existing residential to create a better height transition.

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

Various Clark County service departments have reviewed this development proposal and based on the information submitted by the applicant and comments received from those service providers, the project is not anticipated to have substantial adverse effects on services and facilities. Additionally, most services and infrastructure exists in the area and the project has fully integrated recreational amenities on-site which will help minimize any impacts to Clark County recreational facilities.

However, based on information received from the Clark County School District, the elementary school located within the corresponding school zone is over-capacity for the 2017-2018 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situations.

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

The applicant indicates this project complies with several of the recently adopted Comprehensive Plan Urban Land Use Polices. The project provides amenities such as a clubhouse, swimming pool, pickle ball court, and recreational areas within the complex, which complies with Urban Land Use Policy 51 which encourages multiple family developments to provide amenities for residents. The buildings are distributed throughout the project and oriented in various directions to avoid monotone linear patterns, which complies with Urban Land Use Policy 55, and finally, this request complies with Comprehensive Master Plan Housing Policy 2 to promote a mix of housing types that meet the diverse needs of the community. Therefore, this request conforms to applicable policies of the Comprehensive Master Plan.

### **Summary**

#### **Zone Change**

Based on the analysis above, staff finds that the trend in the general area for multi-family residential development makes this request appropriate at this location. The proposed bulk and density is consistent with the adjacent or contiguous land uses to the east and west of this sites. The plans depict a design and use that are compliant with all applicable goals and policies contained within the land use plan, specifically Goal 5 regarding multiple family residential development and all corresponding policies. Furthermore, this project will provide a good transition between the future commercial uses along Rainbow Boulevard and the park, school, and residential uses located west of the sites. Therefore, staff finds the applicant has provided a compelling justification for the proposed zone change and can support the zoning request.

#### **Waivers of Development Standards**

According to Title 20, 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 increase in building height is for architectural embellishments and portions of roof lines for the 3 story building. No portions of the increased building height above the 35 foot zoning district standard are intended for livable space that could have windows, balconies, and doors. The building elevations are substantially enhanced with architectural detailing and treatments that make for a more interesting street scene and streetscape.

#### **Design Review**

This application has been on hold to work with staff on finding solutions to better transition this site to the single family development to the southwest and design driveway entrances for better traffic circulation in the area. There have been changes made to the site plan from when the original plans were submitted to the County, and at this point, the applicant has made 2 changes directly related to transitioning of building height and increased throat depth. Staff finds the

building mass stepping down along southwest portion of (Site A) provides for a better height transition to the existing single development to the southwest.

Furthermore, the plans depict a development that is compliant with all applicable policies contained within the land use plan regarding the design of multiple family residential developments. The residential buildings are designed with various pop-outs, recesses, and varying roof heights on all sides of the buildings, to break-up the vertical and horizontal lines of the buildings. Therefore, the design complies with Urban Land Use Policy 55 which encourages design alternatives and spatial distribution rather than the massing of buildings (massing refers to the bulk of a building).

**Public Works - Development Review**  
**Waivers of Development Standards #2 & #3**

Staff finds the requested waivers to be self-imposed hardships that can be rectified by providing an alternate design for the 2 sites. Although the streets adjacent to the driveways are 60 foot wide local streets, they serve a well-used public park and developing shopping centers. Adding non-compliant driveways will create additional unsafe conflicts beyond those that already exist in the area. Therefore, staff cannot support waivers of development standards #2 or #3.

**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 change, waiver of development standards #1 and the design review; and denial of waivers of development standards #2 and #3. This item will be forwarded to the Board of County Commissioners' meeting on December 5, 2018 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Resolution of Intent to complete in 3 years;
- Low level lighting throughout the entire project with lighting to be addressed through a design review;
- Pedestrian connectivity between multi-family development and the adjacent commercial development to be addressed through a design review;

- Design review as a public hearing on any significant changes to plans;
- Record a parcel map prior to building permit issuance to remove Site B from the commercial subdivision (TM-18-500041);
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road, 25 feet to the back of curb for Montessouri Street, 25 feet to the back of curb for Mardon Avenue, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), provide a standard bus turnout on the south side of Warm Springs Road as close as practical to Montessouri Street and include an easement for a 5 foot by 25 foot bus shelter pad behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way, or the 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.

#### **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; 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; that fire protection may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; and to show fire hydrant locations on-site and within 750 feet.



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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0307-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS: 1 card**

**PROTESTS: 15 cards**

**PLANNING COMMISSION ACTION:** September 18, 2018 – HELD – To 11/06/18 – per the applicant to rewrite/rc-notify.

**APPLICANT:** ANN PIERCE

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

**DRAFT**





# LAND USE APPLICATION

# 9A

## 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 type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>7/31/18</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$3,175.00</u> CHECK #: <u>91831/91827/91830</u> COMMISSIONER: <u>SS 1/28/16</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>NZC 18-0583</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>8/29/18</u> TIME: <u>6:00</u> PC MEETING DATE: <u>9/12/18</u> BCC MEETING DATE: <u>10/17/18</u> ZONE/AE/RNP: <u>R.E &amp; C-1 to R-4</u> PLANNED LAND USE: <u>Ent CN</u> NOTIFICATION RADIUS: <u>1,500 FT</u> SIGN? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Eagle Promenade LLC &amp; Roohani Khusrow Family Trust</u> ADDRESS: <u>9500 Hillwood Dr., Ste. 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>	
	APPLICANT	NAME: <u>Wolff Enterprises II, LLC</u> ADDRESS: <u>6710 E. Camelback Road, Ste. 100</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85251</u> TELEPHONE: <u>480-248-2513</u> CELL: <u>N/A</u> E-MAIL: <u>mkaminski@awolff.com</u> ACA CONTACT ID #: <u>164674</u>	
	CORRESPONDENT	NAME: <u>Jennifer Lazovich - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Ste. 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>N/A</u> E-MAIL: <u>jjl@kcnvlaw.com</u> ACA CONTACT ID #: <u>164674</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-10-502-005 & 006; 176-10-502-009; 176-10-514-001

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow and Warm Springs

PROJECT DESCRIPTION: Zone change from C-1 to R-4 for a multi-family project.

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

[Signature] Khusrow Roohani - manager - trustee  
Property Owner (Signature) Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON 7/25/18 (DATE)  
By Khusrow Roohani - manager - trustee  
NOTARY PUBLIC: Dorothy Grace Shoен



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

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH  
jlazovich@kcnylaw.com  
702.792.7050

July 25, 2018

**VIA HAND DELIVERY**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89155

**Re: *Compelling Justification Letter for Pre-Application Submittal- Nonconforming Zone Change and Design Review for Multi-Family Development***

***The Wolff Company (Warm Springs/Rainbow)***  
***APNs: 176-10-502-009; 176-10-514-001; 176-10-502-005 & 006***

To Whom It May Concern

Please be advised our office represents The Wolff Company (the "Applicant") in the above-referenced matter. The proposed project is located on two (2) sites. Site A is approximately 7.32 acres and Site B is approximately 4.36 acres. Site A is generally located south of Warm Springs Road and east of Montessouri Street and more particularly described as APN 176-10-502-009 & 176-10-514-001 ("Site A"). Site B is located south of Mardon Avenue and just west of Rainbow Boulevard and more particularly described as APN: 176-10-502-005 & 006 ("Site B") (Site A together with Site B, the "Sites"). The Applicant is requesting a nonconforming zone change from C-1 and R-E to R-4 on Site A and from C-1 to R-4 on Site B in order to develop a develop a 291 unit multi-family development.

**Nonconforming Zone Change:**

The Enterprise Land Use Plan designation for the Site A and Site B is Commercial Neighborhood. However, this application satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

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

The Enterprise Land Use Plan was last amended in October of 2014. There have been multiple changes within the last several years within the southwest sector. Large employment centers have been developed and are now operating along the 215 beltway. A byproduct of the increased employment opportunities is a sharp increase in housing demand for the area. As such, there are several apartment complexes in the surrounding area that are either at or near full occupancy including:

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

RENO OFFICE  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.652.3900  
Fax: 775.327.2011

CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.6300  
Fax: 775.882.0257

- Level 25 at Durango (Durango & Post) – 100% occupancy
- The Wyatt (Buffalo and Badura) – 95% occupancy
- South Beach (Russell and 215) – 98% occupancy
- Aspire (Tropicana and 215) – 97% occupancy
- Zone5 (Buffalo and 215) – 98% occupancy
- Chandler (Rainbow and Windmill) – 97% occupancy

Additionally, with the recent approval of the zoning and design review for the commercial projects immediately east of Site A and Site B along Rainbow Boulevard, it makes it less likely that Site A and Site B would be developed as stand alone commercial projects since neither one has any meaningful street frontage for signage or visibility. Based on the location of both Sites as well as the overwhelming demand for additional housing (as more fully discussed below), these trends support the request for the proposed development.

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

The density and intensity of the proposed project is compatible with the existing and planned land uses in the surrounding area. The proposed project will provide a good transition between the future commercial uses along Rainbow Boulevard and the park, school and residential uses located west of the Sites. Additionally, with the proximity of the proposed project to the approved commercial development, the proposed projects can practically function as horizontal mixed use. There are commercial and recreation uses in walking distance to the Sites which will further reduce the need for vehicular trips on the surrounding streets.

In addition to the reasons outlined above, over 2,300 acres within this southwest sector are located in the CMA Overlay. *See CMA Overlay Map.* These 2,300 acres are deed restricted against residential development. With limited options to develop residential, the demand for housing opportunities in the area becomes even more prevalent. As such, the Site is uniquely situated to provide the additional housing needs to the office and light industrial uses developed along the 215 corridor.

Further, multi-family is the ideal type of transitional residential development adjacent to an area largely planned or developed for commercial uses. Multi-family developments typically have larger setbacks and thus an increased ability to buffer from adjacent residential uses.

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

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. This Site is located near major right-of-ways including Warm Springs Road and Rainbow Boulevard, both 100' right-of-ways, and near the 215. Further, the Site will provide recreational amenities which will not burden Clark County recreation facilities. The very limited number of three bedroom units discourages occupation by families with school aged children. Finally, the Applicant will mitigate any impacts the proposed development may have.

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

Pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the Site is located near Rainbow Boulevard, Warm Springs Road, and the 215. It is located near public facilities and mass transit stops necessary to support multi-family development and it is located near to other multi-family development residential neighbors and commercial complexes. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Multiple Family Residential policies of the Urban Land Use Policies, including, but not limited to the following policies:

- Policy 57 encourages multi-family developments to be located near transit stops and road networks that can accommodate higher residential densities. Here, the Site is located near bus stops.
- Policy 55 encourages spatial distribution rather than the massing of buildings. Here, the buildings are oriented in various directions to avoid the monotone linear pattern. Additionally, the design review shows varied elevations.
- Policy 51 encourages multi-family projects to provide several amenities including usable open space, swimming pools, barbeque pits, and community centers. Here, the additional multi-family units will have complete use of the clubhouse, pool and other usable open space amenities.
- Policy 54 encourages the arrangement of parking areas into courts to avoid long concrete corridors of parking. Here, the parking is dispersed throughout the entire project and avoids creating long corridors of parking area.
- Policy 53 encourages the use of drought-tolerant landscaping. Here, the landscaping complies with all Title 30 requirements.

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

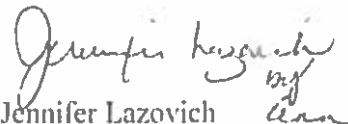
**Design Review:**

The Applicant is proposing a 291 unit development. The bedroom mix is as follows: 18 studio units, 152 one bedroom units, 91 two bedroom units, and only 30 three bedroom units. Site A will have an entry points off Montessouri Street and Mardon Avenue. Site B will have entry points off Mardon Avenue and Eldorado Lane. The multi-family buildings will be three stories and approximately 35 feet in height. Additionally, the Site will provide outdoor amenities such as a pool/spa/cabana area and patio space with fireplace. Indoor amenities will include a recreation/clubhouse building consisting of leasing office, conference room clubroom and fitness room with yoga area. The clubhouse building is one story. The site plan and design of the buildings adheres to all Title 30 standards, including but not limited to parking requirements, meeting all landscaping requirements, setback requirements and meeting open space requirements. The buildings' elevations are more modern and provide for enhanced architectural enhancements such as balconies, building articulation and varying coloring scheme, and foam pop outs.

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

Sincerely,

KAEMPFER CROWELL

  
Jennifer Lazovich

JL/amp





11/06/18 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

UPDATE  
MONTESSOURI ST/MARDON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0596-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenuc, and between Montessori Street and Rosanna Street (alignment), and a portion of right-of-way being Mardon Avenue located between Montessori Street and Rosanna Street (alignment) within Enterprise (description on file). SS/jor/ja (For possible action)

RELATED INFORMATION:

APN:

176-10-502-009; 176-10-514-001

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

**Project Description**

The plans depict the vacation and abandonment of 5 foot roadway easements per the N76349 and N60712 Bureau of Land Management grants and a 5 foot portion of right-of-way. The 5 foot roadway easements are located along the north, west, and south property lines of Assessor Parcel Number (APN) 176-10-502-009. In addition, the 5 foot portion of right-of-way to be vacated is located along the south property line of APN 176-10-514-001. The applicant states that vacating these easements will be utilized to develop the detached sidewalk requirement for the proposed multi-family project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DA-1226-17	Development Agreement for SWC Rainbow and Warm Springs	Approved by BCC	December 2017
TM-0097-17	2 lot commercial subdivision for future shopping center and commercial lot	Approved by PC	July 2017
VS-0924-16	Vacated and abandoned patent easements, right-of-way for Mardon Avenuc, and a portion of right-of-way for Rainbow Boulevard	Approved by BCC	March 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1458-07	Reclassified 5 acres from R-E zoning to C-1 zoning, use permits for mixed-use development in a C-1 zone, design review for 10 acres in a C-1 zone, and waivers of conditions for a prior zone change (ZC-1180-01)	Approved by BCC	February 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Retail center & recreational facility
South	Public Facilities	P-F	Clark County park
East	Commercial Neighborhood	C-1	Undeveloped
West	Commercial Neighborhood	C-1 & C-P	Private school & undeveloped

**Related Applications**

Application Number	Request
NZC-18-0583	A nonconforming zone change to reclassify the site to R-4 zoning for a multi-family residential development is a companion item on this agenda.
VS-18-0598	A request to vacate and abandon portions of rights-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of easements and right-of-way to accommodate detached sidewalks.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting on **December 5, 2018** at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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 45 feet to the back of curb for Warm Springs Road, 25 feet to the back of curb for Montessori Street, 35 feet to the back of curb for Mardon Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require 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 CCWRD has existing or proposed assets within the area proposed to be vacated per VS-18-0570; that CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; that it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS: 8 cards**

**PLANNING COMMISSION ACTION:** September 18, 2018 – HELD – 11/06/18 – per the applicant.

**APPLICANT:** ROOHANI FAMILY TRUST  
**CONTACT:** RIETZ CONSULTING, INC., 3060 E. POST ROAD #110, LAS VEGAS, NV 89120





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

# 10A

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> VACATION &amp; ABANDONMENT (vs)</p> <p><input type="checkbox"/> EASEMENT(S)</p> <p><input type="checkbox"/> RIGHT(S)-OF-WAY</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)</p>	STAFF	<p>DATE FILED: <u>8/2/2018</u></p> <p>PLANNER ASSIGNED: <u>JOR</u></p> <p>ACCEPTED BY: <u>JOR</u></p> <p>FEE: <u>\$875</u> CHECK #: <u>2817</u></p> <p>COMMISSIONER: <u>SISUAK</u></p> <p>OVERLAY(S)? <u>NONE</u></p> <p>TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/></p>	<p>APP. NUMBER: <u>YS-18-0596</u></p> <p>TAB/CAC <u>ENTERPRISE</u></p> <p>TAB/CAC DATE: <u>9/12</u> TIME: <u>6 PM</u></p> <p>PC MEETING DATE: <u>10/2/18</u></p> <p>BCC MTG DATE: <u>N/A</u></p> <p>ZONE / AE / RNP: <u>RE &amp; C-1</u></p> <p>PLANNED LAND USE: <u>CN</u></p>
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PROPERTY OWNER	<p>NAME: <u>Roohani Family Trust</u></p> <p>ADDRESS: <u>9500 Hillwood # 201</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: <u>823-2300</u> CELL: _____</p> <p>E-MAIL: <u>kroohani@gmail.com</u></p>
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APPLICANT	<p>NAME: <u>Same</u></p> <p>ADDRESS: _____</p> <p>CITY: _____ STATE: _____ ZIP: _____</p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>
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CORRESPONDENT	<p>NAME: <u>Rietz Consulting</u></p> <p>ADDRESS: <u>3060 E. Post Rd # 110</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u></p> <p>TELEPHONE: <u>521-3355</u> CELL: _____</p> <p>E-MAIL: <u>eric.rietz@rietzconsulting.com</u> REF CONTACT ID #: _____</p>
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ASSESSOR'S PARCEL NUMBER(S): Warm Springs and Montessori  
176-10-502-009 and 176-10-514-001

PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs and Montessori  
176-10-502-009 and 176-10-514-001

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.

*[Handwritten Signature]*

Property Owner (Signature)\*

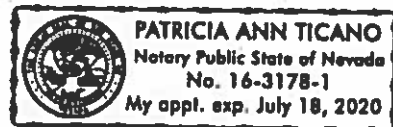
STATE OF NEVADA  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 8-2-18 (DATE)

By KHUSROW ROOHANI  
NOTARY PUBLIC PATRICIA ANN TICANO

*[Handwritten Name]*

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.

VS-18-0596

July 31, 2018

Clark County Development Services  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Nevada Trails Apartments – (Rainbow and Warm Springs) APN # 176-10-502-009,  
176-10-514-001, 176-10-502-005, 176-10-502-006

Dear Planning Staff,

Please accept the application for the vacation of the Patent Easements, ROW Grants and Public ROW associated with this property along Warm Springs, Montessouri, Mardon, Rosanna and Eldorado. This is a companion item with NCZ18-0583 – Nevada Trails Apartments. This is all associated with detached sidewalks.

If you have any questions, please give me a call,

Thank you,



Eric Rietz, PE, PLS



11/06/18 PC AGENDA SHEET

RIGHTS-OF-WAY  
(TITLE 30)

UPDATE  
ROSANNA ST/ELDORADO LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-18-0598-EAGLE PROMENADE, LLC:**

**HOLDOVER VACATE AND ABANDON** a portion of a right-of-way being Rosanna Street between Mardon Avenue and Eldorado Lane and a portion of right-of-way being Eldorado Lane between Rosanna Street and Rainbow Boulevard within Enterprise (description on file) SS/jor/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-10-502-005; 176-10-502-006

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

**BACKGROUND:**

**Project Description**

The plan depicts the vacation and abandonment of 5 foot wide portions of rights-of-way along the west property line of Assessor Parcel Number (APN's) 176-10-502-005 and 176-10-502-006 being Rosanna Street with an area of 2,855 square feet. The second portion of right-of-way to be vacated is along the south property line of Eldorado Lane, being 5 feet wide with an area 853 square feet. The portions of right-of-way will be vacated to develop the detached sidewalk requirement for the proposed multi-family project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-18-500041	1 lot commercial subdivision on 8.4 acres in a C-1 zone	Approved by BCC	April 2018
VS-18-0192	Vacated and abandoned a portion of right-of-way (Rainbow Boulevard)	Approved by BCC	April 2018
DA-0263-08	Development Agreement for Rainbow/Eldorado commercial development	Approved by BCC	April 2008
VS-0308-06	Vacated and abandoned government patent easements – recorded	Approved by PC	April 2006
ZC-0989-02	Reclassified the project site from R-E to a C-1 zoning district	Approved by BCC	August 2002

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Commercial Neighborhood	C-1	Undeveloped
South	Public Facilities	P-F	Steele Elementary School
West	Public Facilities	P-F	Clark County park

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-18-0583	A nonconforming zone change to reclassify the site to R-4 zoning for a multi-family residential development is a companion item on this agenda.
VS-18-0596	A request to vacate and abandon portions of roadway easements and right-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of rights-of-way to accommodate the detached sidewalks.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting on December 5, 2018 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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.



- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 5 cards**

**PLANNING COMMISSION ACTION:** September 18, 2018 – HELD – To 11/06/18 – per the applicant.

**APPLICANT:** EAGLE PROMENADE, LLC

**CONTACT:** RIETZ CONSULTING, INC., 3060 E. POST ROAD #110, LAS VEGAS, NV 89120

**DRAFT**





# VACATION APPLICATION

# 11A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<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>8/2/18</u>	APP. NUMBER: <u>VS-18-0598</u>
		PLANNER ASSIGNED: <u>JOR</u>	TAB/CAC: <u>ENTERPRISE</u>
		ACCEPTED BY: <u>JOR</u>	TAB/CAC DATE: <u>9/12</u> TIME: <u>6PM</u>
		FEE: <u>875.<sup>00</sup></u> CHECK #: <u>3397</u>	PC MEETING DATE: <u>10/2/18</u>
		COMMISSIONER: <u>SISOLAK</u>	BCC MTG DATE: _____
		OVERLAY(S)? <u>NONE</u>	ZONE / AE / RNP: <u>B-1</u>
		TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	PLANNED LAND USE: <u>CN</u>

PROPERTY OWNER	NAME: <u>Eagle Promenade LLC</u>
	ADDRESS: <u>9500 Hillwood # 201</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>823-2300</u> CELL: _____
	E-MAIL: <u>kroohani@gmail.com</u>

APPLICANT	NAME: <u>Sunc</u>
	ADDRESS: _____
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

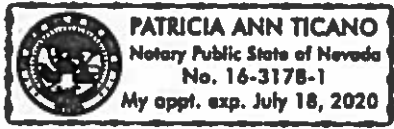
CORRESPONDENT	NAME: <u>Rietz Consulting</u>
	ADDRESS: <u>3060 E. Post Rd # 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>521-3355</u> CELL: _____
	E-MAIL: <u>eric.rietz@rietzconsulting.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): Rainbow and Mardon  
176-10-502-005 and 006

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow and Mardon  
176-10-502-005 and 006

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.

Khusrow Rookhani  
 Property Owner (Signature)  
 STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 8-2-18 (DATE)  
 By Khusrow Rookhani  
 NOTARY PUBLIC Patricia Ann Ticano

KHUSROW ROOKHANI  
 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.

July 31, 2018

Clark County Development Services  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Nevada Trails Apartments – (Rainbow and Warm Springs) APN # 176-10-502-009,  
176-10-514-001, 176-10-502-005, 176-10-502-006

Dear Planning Staff,

Please accept the application for the vacation of the Patent Easements, ROW Grants and Public ROW associated with this property along Warm Springs, Montessouri, Mardon, Rosanna and Eldorado. This is a companion item with NCZ18-0583 – Nevada Trails Apartments. This is all associated with detached sidewalks.

If you have any questions, please give me a call,

Thank you,



Eric Rietz, PE, PLS

VS-18-0598

11/06/18 PC AGENDA SHEET

EASEMENT  
(TITLE 30)

MOHAWK ST/COUGAR AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-18-0701-BELARDE MARIO B.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Mohawk Street and Edmond Street and between Cougar Avenue and Wigwam Avenue within Enterprise (description on file). SB/sd/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-13-701-033

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

**BACKGROUND:**

**Project Description**

The plans submitted depict the vacation and abandonment of government patent easement of 3 feet along the western and southern property lines of the subject parcel. The applicant states the easements are no longer needed and approval of this request would allow them to better utilize their property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0668-17	Waiver to reduce setbacks and alternative landscaping in conjunction with a proposed single family residence	Approved by PC	October 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East	Rural Neighborhood Preservation	R-E	Undeveloped
South, West	Rural Neighborhood Preservation	R-E	Single-Family Residential

**STANDARDS FOR APPROVAL:**

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

**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**

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

**Building Department - Fire Prevention**

- No comment

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARION BELARDE

**CONTACT:** MARION BELARDE, 2844 PRECISO LANE, HENDERSON, NV 89074



# VACATION APPLICATION 12A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<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>8/31/18</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: _____ CHECK #: <u>5870</u> COMMISSIONER: <u>S B</u> OVERLAY(S)? <u>RUP-T</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-18-0701</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>8/10</u> TIME: <u>6pm</u> PC MEETING DATE: <u>11/6/18</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>RUP</u>
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PROPERTY OWNER	NAME: <u>Marion Belarde</u> ADDRESS: <u>2844 Preciso Lane</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-614-0636</u> CELL: <u>702 326-2316</u> E-MAIL: _____
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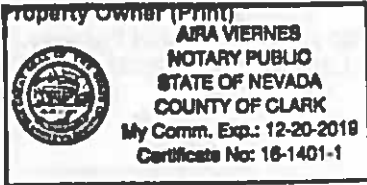
APPLICANT	NAME: <u>Marion Belarde</u> ADDRESS: <u>2844 Preciso Ln</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-614-0636</u> CELL: <u>702-326-2316</u> E-MAIL: <u>marionbelarde@gmail.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>SAIT - ADRIAN</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-13-701-033

PROPERTY ADDRESS and/or CROSS STREETS: 8590 S. Mohawk St. LV. NV.  
89139

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

<p><u>Marion Belarde</u>          Property Owner (Signature)*          STATE OF NEVADA          COUNTY OF <u>Clark</u>          SUBSCRIBED AND SWORN BEFORE ME ON <u>8/29/18</u> (DATE)          By <u>Marion Belarde</u>          NOTARY PUBLIC: <u>[Signature]</u></p>	<p><u>Marion Belarde</u>          Property Owner (Print)  </p>
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\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

## DOCUMENT SUBMITTAL REQUIREMENTS

- Refer to Title 30.16.240 for more info
- Numbers represent the required copies
- These are the official requirements per the Zoning Administrator but additional requirements may apply

	Application Form <sup>A</sup>	Disclosure Form <sup>A</sup>	Site Plan <sup>F</sup>	Legal Description of Area Being Vacated	Vacation Attachment "Exhibit A" <sup>A</sup>	Assessor's Map <sup>B</sup>	Deed <sup>C</sup>	Easement/Right-of-Way Documents <sup>E</sup>	Record of Survey <sup>G</sup>	Justification Letter	Fees <sup>H</sup>
Vacation and Abandonment	1	1	3	2	2	2	1	2	2	2	✓
Extension of Time for Vacations	1	1					1 <sup>D</sup>			2	✓

### FOOTNOTES

- A. Forms available from the Comprehensive Planning Department (online or in person)
- B. Available from the Assessor's Office (online or in person)
- C. Deeds recorded 9/15/1999 to present are available from the Assessor's Office online. Deeds without a watermark or recorded prior to 9/15/1999 are available from the Recorder's Office in person or online for a fee
- D. Deed is only required if the ownership of the property has changed since the original submittal
- E. Documentation of how the easement or right-of-way was created (patent documents, grants of easement, recorded maps, etc )
- F. Site plan to show all areas being vacated (not "Exhibit A")
- G. Required for projects with Las Vegas Boulevard South frontage
- H. See Chapter 30 80 Exact payment only. Staff can accept cash, check, and debit cards. Credit card and e-checks accepted online only. Checks payable to "Clark County" or "Comprehensive Planning". Payments for any application related to marijuana establishment limited to cash and check options only. Additional notice fees may be required after submittal.

### APPLICATION PROCEDURES

1. Complete applications may be submitted over the front counter during regular business hours.
2. During the submittal you will be scheduled for all required meeting dates. Depending upon the application, you may be scheduled to appear at the Town Advisory Board or Citizens' Advisory Council (TAB/CAC) for the area *and* the Clark County Planning Commission *and/or* Board of County Commissioners.
3. Failure to appear at any meeting may result in delays *and/or* extra expense.
4. A letter will be sent to the address listed on the application indicating the Commissioners' decision and all conditions of approval. All conditions must be met before an order of vacation is recorded.
5. All *plans or maps* larger than 11" by 17" must be folded to the 9" by 12" standard for submittal (rolled plans or maps will not be accepted)
6. All revisions to be submitted to the Department of Comprehensive Planning.

**CLARK COUNTY COMPREHENSIVE PLANNING**  
 500 S. Grand Central Parkway, P.O. Box 551741, Las Vegas, NV 89155-1741  
 APPOINTMENT LINE: (702) 455-4972 MAIN LINE: (702) 455-4314 FAX: (702) 455-3271  
[www.ClarkCountyNV.gov](http://www.ClarkCountyNV.gov)



August 31, 2018

RE: Justification Letter

Mario Belarde

2844 Preciso Lane, Henderson, NV 89074

To Whom It May Concern:

I am requesting that an existing three foot easement, currently in place by the BLM, be removed so that we can better utilize the property we purchased, in the construction of a block wall on our property line.

At the beginning of the year we applied for a variance of a two-foot setback on the back of our house for the construction of our patio. It was never brought to our attention that the BLM had a three-foot right away on our property or we would have addressed this issue at the same time.

We hope you look favorably on our request, so that we are able to move forward with the continuance of our construction.

Thank You,

*Mario Belarde*  
*Phat Belarde*

Mario Belarde, Owner

8590 S. Mohawk St. Las Vegas, NV 89139

**PLANNER  
COPY**



11/06/18 PC AGENDA SHEET

OVER-LENGTH DEAD END STREET  
(TITLE 30)

WINDMILL LN/BUFFALO DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
WS-18-0708-LH VENTURES, LLC:

**WAIVER OF DEVELOPMENT STANDARDS** to increase the length of a dead end street with a County approved turnaround (cul-de-sac) in conjunction with an approved single family residential development on 9.7 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the southeast corner of Windmill Lane and Buffalo Drive within Enterprise. SB/jt/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-15-101-001, 002, 010, 013; & 176-15-111-103

**WAIVER OF DEVELOPMENT STANDARDS:**  
Increase the length of a dead end street with a County approved turnaround (cul-de-sac) to 1,408 linear feet where a maximum of 500 linear feet is permitted per 30.52.052 (b) (a 181.6% increase).

**LAND USE PLAN:**  
ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

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

- Site Address: N/A
- Site Acreage: 9.7
- Number of Lots: 86
- Density (du/ac): 8.9
- Minimum/Maximum Lot Size (square feet): 2,625/6,211 (gross)/2,625/3,856 (net)
- Project Type: Single family residential

**Site Plans**

The plans depict a single family residential development consisting of 86 residential lots and 1 common element lot at a density of 8.9 dwelling units per acre. Gated access to the subdivision is provided from Windmill Lane, and the interior of the subdivision includes 38 foot wide private streets with no sidewalks. Secondary gated access is provided via a new cul-de-sac at the terminus of Mistral Avenue located at the southeast corner of the subdivision. Mistral Avenue

will be extended to the east across a Bureau of Land Management parcel to connect with Monte Cristo Way, necessitating the waiver of development standards since the dead end street (Mistral Avenue) will be 1,408 linear feet where 500 linear feet is the maximum allowed by Title 30 with a County approved turnaround.

**Applicant's Justification**

According to the applicant, meetings were held with Clark County Public Works, Clark County Fire Department, and the Clark County Mapping Team to discuss the benefits of installing the secondary access road, which results in the over-length cul-de-sac. The applicant indicates that the overall project is compatible with the surrounding area and the goals of the Enterprise Land Use Plan.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0017	A waiver of development standards to reduce the setback for a call box	Approved by BCC	March 2018
ZC-0920-17	Reclassified the site from R-E to R-3 zoning, waivers of development standards for increased wall height, reduced egress gate setback, and modified street standards, and a design review for a single family residential development	Approved by BCC	December 2017
TM-0177-17	Tentative map consisting of 86 single family residential lots and a common lot on 9.7 acres in an R-3 zone	Approved by BCC	December 2017
VS-0921-17	Vacated a 5 foot wide portion of right-of-way being Windmill Lane	Approved by BCC	December 2017
TM-0240-13	Tentative map for 49 single family residential lots on the western 7.5 acres. Expunged by ZC-0920-17.	Approved by BCC	June 2014
NZC-0833-13	Reclassified the western 7.5 acres from R-E Zone to R-2 zoning for a single family residential development - expired	Approved by BCC	March 2014
NZC-0584-13	Reclassified the eastern 2.5 acres from R-E to R-2 zoning for a single family residential development - expired	Approved by BCC	December 2013
ZC-0369-03	Reclassified the western 7.5 acres from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	September 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	R-E	Undeveloped
South	Residential High (8 to 18 du/ac) & Public Facilities	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential planned unit development
West	Commercial Neighborhood	C-1	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Public Works - Development Review**

Staff has no objection to the over-length cul-de-sac for Mistral Avenue; 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**

- 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**

- Clark County Fire Prevention approval of the over-length cul-de-sac.

**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 #0545-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** American West Development, Inc.  
**CONTACT:** David Logsdon, Actus Engineering, 3203 E. Warm Springs Road, Suite 400, Las Vegas, NV 89120

**DRAFT**



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

# 13A

<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 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)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b>	DATE FILED: <u>9-4-18</u> PLANNER ASSIGNED: <u>GRC</u> ACCEPTED BY: <u>GRC</u> FEE: <u>8475</u> CHECK #: <u>091423</u> COMMISSIONER: <u>SB</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-18-0708</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>10-10-18</u> TIME: <u>6 pm</u> PC MEETING DATE: <u>11-6-18</u> TIME: <u>7 pm</u> BCC MEETING DATE: <u>—</u> ZONE / AE / RNP: <u>R-3</u> PLANNED LAND USE: <u>RH</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>L H Ventures, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> FAX: _____ CELL: <u>702-736-6434</u> E-MAIL: <u>ksaffle@americanwestho</u>	
	<b>APPLICANT</b>	NAME: <u>American West Development Inc</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> FAX: _____ CELL: <u>702-736-6434</u> E-MAIL: <u>ksaffle@americanwestho</u>	
	<b>CORRESPONDENT</b>	NAME: <u>Actus Contact: David Logsdon</u> ADDRESS: <u>3203 East Warm Springs Road, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(702) 586-9296 Ext.</u> FAX: _____ CELL: <u>(702) 239-8265</u> E-MAIL: <u>david.logsdon@actus-nv.</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-15-101-010, 001, and 002, 176-15-111-102, 176-15-101-013  
 PROPERTY ADDRESS and/or CROSS STREETS: Buffalo Drive and Windmill Lane  
 PROJECT DESCRIPTION: Single family residential subdivision, 87 lots

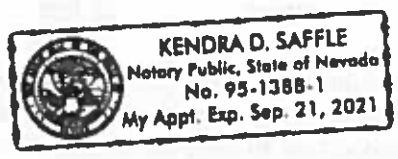
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

Lawrence D. Canarelli  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON August 24, 2018 (DATE)  
 By Lawrence D. Canarelli  
 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.

August 21, 2018



Clark County  
Comprehensive Planning  
Attn: Mr. Greg Cerven  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

RE: **Waiver of Standards– Buffalo Windmill  
(APNs: 176-15-101-010, 001, and 002)**

Dear Greg,

On behalf of our client, American West Development, we respectfully request a Waiver of Development Standards for the subject property.

The project site is the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section 15, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada, commonly known as APNs 176-15-101-010, 001, and 002; excepting out that portion of right-of-way dedicated to Clark County recorded in Book 0353 as Instrument No. 0312120, Official records of Clark County, Nevada commonly known as APN 176-15-199-001.

The project site will consist of eighty-six (86) single family residential lots encompassing the entire 10-acre site for a density of 8.6 units per acre. Said density is below the maximum density of 18 units per acre allowed within a typical R-3 development, within Clark County. The project site will have internal private streets (38-foot wide with a modified R-Type Curb and no sidewalks) that will be in a gated community. A cul-de-sac bulb on Mistral Avenue that will be provided on the southern boundary of the project site with an exit only gate. We will install full street improvements for Buffalo Drive, Windmill Lane, and the turn around on Mistral Avenue.

Lots within the project site development range in size from 2,624 square feet to 3,741 square feet with an average lot size of 2,774 square feet. The proposed setbacks will comply with Clark County Title 30 with respect to R-3 zoning:

- Front Setback (garage): 20 feet
- Side Setback: 5 feet
- Corner Setback: 10 feet (To private street right of way)
- Rear Setback: 15 feet

The proposed homes (per Architectural plans & Elevations) will range in size from 2,344 square feet to 2,550 square feet. The maximum height of the buildings will be below the 35-foot maximum height stipulated in *Title 30 Table 30.40-3* for R-3 zoning. Future buyers will be offered a choice of three



different elevations that offer varying roof lines and architectural elements on all four sides of the home per Title 30. The elevation materials consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete tile roofs.

The project site is graded to match the existing Windmill Land to the north of the project site and Buffalo Drive to the east of the project site. The exterior elevations of the subdivision will not be raised above 1.5 feet.

#### **Waiver of Standards**

The applicant is requesting a Waiver of Standards from the following:

#### **Overlength Cul-de-Sac**

We respectfully request a cul-de-sac length waiver from 500 Linear Feet to 1,408 Linear Feet be permitted for the project. ACTUS has met with Clark County Public Works, Clark County Fire Department, and Clark County Mapping to discuss the benefits of acquiring the BLM permits required to install this access road. SD-18-990020 (N-96527) was recorded on August 28, 2018.

#### **Conclusion**

The overall project will be compatible with the surrounding area and will meet the goals of Clark County Title 30 and the Enterprise Land Use Plan. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



David Logsdon II  
Principal  
Actus



11/06/18 PC AGENDA SHEET

WALL HEIGHT/GATE SETBACK  
(TITLE 30)

MESA VERDE LN/PLACID ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
WS-18-0716-DISTINCT CONCEPTS, LLC:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) reduce setback for a gate call box in conjunction with a proposed residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the north side of Mesa Verde Lane and the west side of Placid Street within Enterprise. SS/rk/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
177-09-702-025

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase wall height up to 8 feet where a maximum of 6 feet is the standard per Section 30.64.020 (a 33% increase).
2. Reduce setback for a gate call box to 32 feet where a minimum of 50 feet is the standard per Uniform Standard Drawing 322.1 (a 36% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 4
- Density (du/ac): 1.6
- Project Type: Increase wall height and reduce setback for a gate call box
- Wall Height: Up to 8 feet

Site Plans

The plans depict a proposed 4 lot single family residential development with a single point of access from Mesa Verde Lane to the south. The waivers associated with this application are to

increase screen wall heights along the sides and rears of the properties, and reduce setback for a gate call box from Mesa Verde Lane.

**Elevations**

The 8 foot walls will consist of decorative split face CMU block.

**Applicant's Justification**

The applicant indicates that similar wall heights and call box setbacks have been approved in the area and throughout the County. Furthermore, the dimension for the call box provides for a car to be at the call box and another car behind it, while staying clear of the existing travel lane.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0086	Vacated 33 foot wide patent easements on the north and west sides of the parcel	Approved by PC	March 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E/RNP-1	Single Family Residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**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 can support the waiver to increase the wall height. The applicant is providing landscaping in front of the wall along Mesa Verde Lane and Placid Street to soften the appearance. The wall will not adversely impact the surrounding properties since the walls will provide additional privacy for future residents and similar requests have been approved for other residential developments in Clark County. In fact, the screen wall directly to the north of this development is existing and depicted at 7 feet in height.

**Public Works - Development Review**  
**Waiver of Development Standards #2**

Staff has no objection to the reduction in the throat depth to the call box since the 4 lot subdivision has access from a 60 foot wide local street, allowing a vehicle to safely exit the travel lane to use the call box.

**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**

- Right-of-way dedication to include 30 feet for Mesa Verde Lane, 30 feet for Placid Street, and the associated spandrel.
- Applicant is advised that the corner sight visibility zone adjacent to lot 4 must comply with Uniform Standard Drawing 201.2.

**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@cleanwatercam.com](mailto:sewerlocation@cleanwatercam.com) and reference POC Tracking #0546-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** DISTINCT CONCEPTS, LLC  
**CONTACT:** ALEX UNDERWOOD, DISTINCT CONCEPTS, LLC, 3052 PALATINE TERRACE AVENUE, HENDERSON, NV 89052





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

# 14A

<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 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)  _____ (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>9/6/18</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$475.00</u> CHECK #: <u>1003</u> COMMISSIONER: <u>SS</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS 18-0716</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>10/10/18</u> TIME: <u>6:00P</u> PC MEETING DATE: <u>11/6/18</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R.E / RNP I</u> PLANNED LAND USE: <u>Ent RNP</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <u>Y/N</u> LETTER DUE DATE: <u>VS 18-0086</u> COMMENCE/COMPLETE: <u>11/5/17 600116</u>
	<b>PROPERTY OWNER</b>	NAME: <u>Distinct Concepts LLC</u> ADDRESS: <u>3052 Palatine Terrace Ave</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-286-4005</u> CELL: <u>702-286-4005</u> E-MAIL: <u>distinctconceptsiv@gmail.com</u>	
	<b>APPLICANT</b>	NAME: <u>Distinct Concepts LLC</u> ADDRESS: <u>3052 Palatine Terrace Ave</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-286-4005</u> CELL: <u>702-286-4005</u> E-MAIL: <u>distinctconceptsiv@gmail.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Alexander Underwood</u> ADDRESS: <u>3052 Palatine Terrace Ave</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-286-4005</u> CELL: <u>702-286-4005</u> E-MAIL: <u>distinctconceptsiv@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-09-702-025

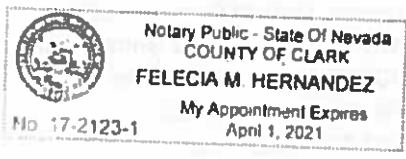
PROPERTY ADDRESS and/or CROSS STREETS: Placid Street and Mesa Verde Lane

PROJECT DESCRIPTION: Single Family Residential Subdivision - widening Standard Drilling 222.1 and increase well height.

(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.

Alexander Underwood \_\_\_\_\_  
 Property Owner (Signature)\* Property Owner (Print)  
 STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 5 2018 (DATE)  
 By Alexander Underwood  
 NOTARY PUBLIC Felecia M. Hernandez



\*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.

# Distinct Concepts LLC

September 5, 2018

RE: Justification Letter – Waiver of Development Standards

APN: 177-09-702-025      MSM-17-600116      Zoning: R-E

Cross Streets: Placid Street and Mesa Verde Lane

To whom it may Concern:


Distinct Concepts LLC is requesting to waive two standards contained in Clark County Development Standards for the above referenced parcel of land.

The first request is to waive the 6' maximum height of fences and walls. We are requesting permission to use 6' to 8' high decorative block walls. In this area, many of the block fences are above 6' high.

The second request is to waive dimension "J" shown on Clark County Uniform Standard 222.1, Sheet 2 of 2, and also discussed in Title 30 Section 30.64.020 Paragraph 6. The referenced drawing shows dimension "J" between the lip of gutter (edge of pavement) and the access gate call box as 50' when serving up to 49 homes. For the 4 homes in this parcel, we are requesting to allow a dimension of 39' from the proposed edge of pavement to the call box (25' from the proposed right of way line). This matches the dimension used for similar subdivisions in the area (see attached The Village Traffic Plan). This dimension provides for a car to be at the call box, and another one behind it, while staying clear of the travelled way of the perimeter street.

We respectfully request your consideration and approval of the above requested waivers. If you have any questions, please call me at 702-286-4005.

Thank you,



Alexander Underwood

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Owner: Distinct Concepts LLC  
Manager: Alexander Underwood  
3052 Palatine Terrace Ave  
Henderson, NV 89052  
702-286-4005 – cell  
[DistinctConceptsLV@gmail.com](mailto:DistinctConceptsLV@gmail.com)



11/07/18 BCC AGENDA SHEET

RETAIL CENTER  
(TITLE 30)

JONES BLVD/WARM SPRINGS RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-18-0648-2SOME, LLC:**

**DESIGN REVIEW** for a proposed retail center on 0.9 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District.

Generally located on the east side of Jones Boulevard, 240 feet north of Warm Springs Road within Enterprise. SS/lm/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-01-410-005

**LAND USE PLAN:**  
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Retail center
- Number of Stories: 1
- Building Height: 30 feet
- Square Feet: 10,400
- Parking Required/Provided: 42/47

**Site Plans**

The plans depict a proposed retail building located 158 feet from the west property line (Jones Boulevard), 5 feet from the north and south property lines, and 5 feet 8 inches from the east property line. The building is "L" shaped with a portion of the building along the north property line and the remainder along the east property line. Access to the site is from a 24 foot wide cross access driveway to the north (Yamaha Dealership) and a 24 foot wide cross access driveway to the south (Arco convenience store with a gas station and car wash). Both driveways access Jones Boulevard. A total of 47 parking spaces are provided along with 4 required bicycle parking spaces located south of the loading area.

### Landscaping & Lighting

A 20 foot wide landscape area is provided along Jones Boulevard with an existing detached sidewalk. A 9 foot wide landscape area is located along the south property line and west of the retail building. The landscape palette on the property consists of Blue Palo Verde and Lasebark Elm trees, with various shrubs and groundcover.

Site lighting includes sconce lighting located no higher than 12 feet above grade and the 25 foot high parking lot lighting will match the parking lot lighting of the convenience store to the south.

### Elevations

The plans depict a contemporary 1 story, 30 foot high retail building. Exterior building materials consist of painted stucco, fiber cement siding accents, metal trellis, canvas awnings, elevation pop-outs, painted metal canopies, aluminum frame storefront window and entry system, on the west and south elevations.

### Floor Plans

The plans show a 10,400 square foot retail building consisting of up to 7 tenant spaces.

### Signage

The wall signage is a part of this request and consists of backlit acrylic letters with a maximum height of 3 feet and maximum length of 13 feet for a total of 40 square feet for each tenant. Wall signage is located on the west and south elevations. The monument entry sign is not a part of this request but is expected to be located near the southerly entrance of the site.

### Applicant's Justification

The applicant indicates that the development will be an enhancement and will provide a more contemporary style of urban architecture to this part of the community. The development is compatible with the surrounding commercial developments and consistent with policies and regulations.

### Prior Land Use Requests

Application Number	Request	Action	Date
DR-0727-16	Restaurant building with drive-thru and vehicle maintenance facility	Approved by BCC	December 2016
DR-1365-07	Retail center - expired	Approved by BCC	January 2008
TM-0330-06	1 commercial lot that included the properties to the north and south	Approved by PC	September 2006
ZC-1477-02	Reclassified the site and the properties to the north and south from R-E to C-2 zoning subject to a design review as a public hearing on final plans	Approved by BCC	November 2002

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Vehicle (recreational & watercraft) sales
South	Business and Design/Research Park	C-2	Convenience store with gas pumps
East	Public Facilities	P-F	Las Vegas Valley Water District water reservoir
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residences

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

Staff finds this request to be compatible with the surrounding area and complies with Title 30 and CMA Design Overlay requirements. The proposed building is architecturally compatible with the existing buildings within the shopping center. The proposed buildings incorporate design elements from the existing buildings on the adjacent parcels to the north and south to visually unify the 3 parcels. While staff would typically encourage all building elevations to incorporate architectural elements on all sides of the building per Urban Specific Policy 78 of the Comprehensive Master Plan, the north side of the building is located 158 feet from the west property line, so that the north elevation of the building will not be visible from the right-of-way due to the existing building to the north, and the east elevation of the building faces the water reservoir to the east. Cross access is shown with the adjacent parcels to the north and south; therefore, complying with Urban Specific Policy 65 which encourages commercial development design that will provide opportunities for cross access with adjoining sites to reduce or limit points of ingress and egress on arterial or collector streets to reduce on-site and off-site traffic congestion and hazards. Therefore, staff can support this request.

#### Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

#### Staff Recommendation

Approval.

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

## PRELIMINARY STAFF CONDITIONS:

### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

### Department of Aviation

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

### Building Department - Fire Prevention

- Applicant is advised that the Fire Department cannot support the site plan attached to this application due to the insufficient on-site fire access lanes provided for the project; there is no Fire Department access to the east side of the building without access to adjacent property; the Fire Department requests a meeting with the applicant prior to having this application move forward; and to please contact Assistant Fire Chief Fulton Cochran at (702) 455-7062 to schedule this meeting.

**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 #0491-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: 2SOME, LLC**

**CONTACT: YIHONG LIU, 1669 HORIZON RIDGE PARKWAY, HENDERSON, NV 89013**

**DRAFT**





# LAND USE APPLICATION

# 15A

## 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)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- 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 #)
- DEVELOPMENT AGREEMENT (DA)

**STAFF**

DATE FILED: 8/16/2018 APP. NUMBER: DR-18-0648  
 PLANNER ASSIGNED: LMN TAB/CAC: ENTERPRISE  
 ACCEPTED BY: LMN TAB/CAC MTG DATE: 9/12/18 TIME: 6  
 FEE: \$850 PC MEETING DATE:             
 CHECK #: 1106 SCC MEETING DATE: 10/3/2018  
 COMMISSIONER: SS ZONE / AE / RNP: C-2  
 OVERLAY(S)? CMA PLANNED LAND USE: BDPP  
 PUBLIC HEARING? YIN NOTIFICATION RADIUS: 1000 SIGN? YIN  
 TRAILS? YIN PFNA? YIN LETTER DUE DATE:             
 APPROVAL/DENIAL BY:            COMMENCE/COMPLETE:           

**PROPERTY OWNER**

NAME: Nelson Wong / 2 SOME, LLC  
 ADDRESS: 5760 Spring Mountain Rd  
 CITY: Las Vegas STATE: NV ZIP: 89146  
 TELEPHONE: 702-338-6888 CELL: 702-338-6888  
 E-MAIL: Grriv8@gmail.com

**APPLICANT**

NAME: Nelson Wong / 2 SOME LLC  
 ADDRESS: 5760 Spring Mountain RD  
 CITY: Las Vegas STATE: NV ZIP: 89146  
 TELEPHONE: 702-338-6888 CELL: 702-338-6888  
 E-MAIL: grriv8@gmail.com REF CONTACT ID #:           

**CORRESPONDENT**

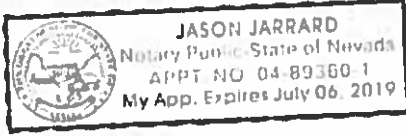
NAME: Yihong Liu  
 ADDRESS: 1669 Horizon Ridge Parkway  
 CITY: Henderson STATE: NV ZIP: 89012  
 TELEPHONE: 702-7788711 CELL: 702-3219316  
 E-MAIL: yi@ylarchitecture.com REF CONTACT ID #: 175272

ASSESSOR'S PARCEL NUMBER(S): 176-01-410-005  
 PROPERTY ADDRESS and/or CROSS STREETS: Jones BLVD and Warm Spring  
 PROJECT DESCRIPTION: Single Story 12,100 SF Retail Development on Jones & Warm Spring

(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.

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

STATE OF Nevada  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 8/17/18 (DATE)  
 By Nelson Wong  
 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.

Yihong Liu  
Yihong Liu + Associates  
1669 Horizon Ridge Parkway  
Henderson, NV 89012

August 6, 2018

Lorna Phegley  
Principal Planner  
Comprehensive Planning Department  
500 Grand Central parkway  
Las Vegas, NV 89106

RE: APN 176-01-410-005

Dear Mrs. Phegley:

Please accept this letter as our justification letter for a design review of a 12,100 SF single story retail development for property on parcel number 176-01-410-005.

This project is an infill project in an existing shopping center, with Yamaha Motorcycle Store on the north and a gas station and convenience store / car wash on the south of the property. The access of the site will be from the existing drive way from Yamaha side and the gas station side on the south. We do not propose any additional new drive way coming into the parcel.

This project is going to be a wood frame structure with glass wall at the entrances, with access doors along the back side of the building. The building height is 30' which is under the code required 35' of the building height for retail development.

The building set back is Front street side (West): 85'; Left Side (north): 5'; Right Side (South): 5'; Rear (East): 10'. The building is pushed to the frontage along Jones BLVD in about 30' long when the total building is 140' in length.

The design of the building is contemporary retail architecture with wood looking cement siding on the corner facade, stucco wall with different colors created backdrop of the building massing, metal trellis and fabric awning as shading devices, elevation pop out to add more variation on the elevations. All of these design elements created an active retail environment and will fit into the existing commercial development with improved images.

The lighting is integrated into the elevation design as well. The wall sconces are mounted at 10' above ground around the building. The parking lot pole lights are 25' above the ground with cut off shield provided.

*parking lot lights will match existing lights on*

*site as gas station*

*(96)*

**PLANNER  
COPY**



The monument sign at the entry way is for the future installation and not a part of this application. The Signage /Name Plate on the building is a part of this application. The signage is backlit acrylic letter with maximum height at 3'-0" and maximum length at 13'-0". Total signage area will be under 40 SF.

Total parking required: 49 spaces; Total parking provided 49 Spaces, with additional 2 bike rack spaces.

The detached sidewalk is proposed per existing configuration and landscape buffer is 15' total along Jones BLVD with 24" box medium size trees 30' on center.

We believe this development will be an enhancement and an asset to the area and bring the area into a more contemporary style of urban architecture. We feel that the development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the County's policies and regulations. We respectfully request approval. Please feel free to contact me with any questions you might have.

Yours truly,



*Yihong Liu*

Yihong Liu, Architect  
President  
Yihong Liu + Associates, LTD.  
1669 Horizon Ridge Parkway, Suite 120  
Henderson, NV 89012  
Phone: 702-778-8711  
Cell: 702-321-9316

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11/07/18 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

HUALAPAI WY/PEBBLE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-18-0737-LEWIS INVESTMENT CO NV. LLC:**

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

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**RELATED INFORMATION:**

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

**DESIGN REVIEWS:**

1. A single family residential development.
2. Increase finished grade up to 9 feet above the grade of an adjacent residential use where a maximum of 18 inches is permitted per Section 30.32.040 (a 500% increase).

**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
- Number of Stories: 2
- Building Height: Up to 29 feet
- Square Feet: 2,027 to 2,574

**Site Plans**

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 finished grade of the site will increase up to 9 feet along the north and east property lines.

Landscaping

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.

Elevations

The plans show 3, up to 29 foot high, 2 story models with 3 types of elevation designs. Building materials consist of stucco finish, stucco pop-outs, stone veneer, and tile roofing. Decorative trim is provided along all windows and doors on all elevations.

Floor Plans

The plans depict homes ranging in size from 2,027 square feet to 2,574 square feet with 3 to 4 bedrooms, 2.5 baths, and 2 car garages.

Applicant's Justification

The applicant states that the revised site plan incorporates the vacated portion of Conquistador Street into Common Element A, and includes the resulting changes to the 5 adjacent residential lots. The increased finished grade is necessary due to existing washes that cross the property. The requested increase is consistent with the approved grading plan and drainage study for the project. The existing fall of the land from the northwest to the southeast is 6 feet across the 5 lots.

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 that included the site and adjacent properties subject to no resolution of intent and staff to prepare an ordinance to adopt the zoning	Approved by BCC	September 2016
ZC-0953-14 (RT-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

**Prior Land Use Requests**

Application Number	Request	Action	Date
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-I)	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-I) & I-2	Undeveloped
West	Public Facilities	R-E & R-2	Undeveloped

**Related Applications**

Application Number	Request
TM-18-500174	A tentative map for 5 single family residential lots and a common lot 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 Design Review #1**

Staff finds the proposed project will seamlessly blend in with and is consistent with the design of the overall approved subdivision. The lot immediately adjacent to the R-E (RNP-I) area to the north is 10,110 square feet, and therefore, complies with Estate Residential Policy 38 of the Comprehensive Master Plan which encourages new residential developments adjacent to existing estate residential areas to transition at appropriate densities (lot sizes of 10,000 square feet or greater) and be of similar height. Architectural enhancements are provided on all sides of the proposed residences in compliance with Urban Specific Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, varied rooflines, and/or varied architectural elements on all sides.

## **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.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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.
- 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.

#### **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**

**DRAFT**







# LAND USE APPLICATION

# 16A

## 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 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>\$1,000</u> CHECK #: <u>9562</u> COMMISSIONER: <u>SB</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-18-0737</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 9am</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>1,500</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	<b>PROPERTY OWNER</b> 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>702-262-7315</u> CELL: _____ E-MAIL: <u>David.Diffley@lewismc.com</u>		
	<b>APPLICANT</b> 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>702-262-7315</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____		
	<b>CORRESPONDENT</b> 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>702-262-7315</u> CELL: _____ E-MAIL: <u>David.Diffley@lewismc.com</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 176-19-101-007  
 PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond / Grad Canyon  
 PROJECT DESCRIPTION: Design Review for Finish Floor

(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)\* \_\_\_\_\_ *Please see attached*  
 Property Owner (Print) \_\_\_\_\_

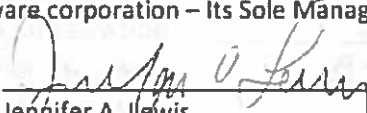
STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_

\*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.

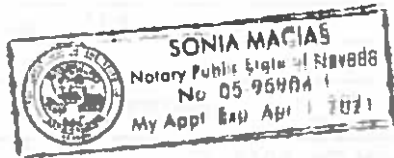
Signature for Land Use Application  
176-19-101-007

Lewis Investment Company of Nevada, LLC  
a Delaware limited liability company

By: Lewis Management Corp.,  
A Delaware corporation – Its Sole Manager

By:   
Name: Jennifer A. Lewis  
Its: Authorized Agent

STATE OF NEVADA  
COUNTY OF CLARK  
SUBSCRIBED AND SWORN BEFORE ME ON 6-27-18 (DATE)  
BY: Jennifer A. Lewis  
NOTARY PUBLIC: Sonia Macias



THOMASON  
 CONSULTING  
 ENGINEERS

September 10, 2018

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

**Subject: Design Review  
Blue Diamond North Unit 3  
APN# 176-19-101-007 (Portion)**

On behalf of our client Lewis Investment Company of Nevada LLC., as required by NZC-0356-13, we respectfully request approval of a Design Review for a re-configured portion of the previously approved 'Blue Diamond/Grand Canyon' project (also known as Blue Diamond North).

**Project Description:** This area was previously approved under the 'Blue Diamond/Grand Canyon' project under ZC-0953-14 and TM-0215-14. Subsequent to that approval, a vacation was approved and recorded under VS-0883-15 that included the vacation of Conquistador Street right-of-way located north of Raven Avenue adjacent to APN 176-19-101-007. This Design Review and associated revised Tentative Map reflect the changes to five residential lots and one common lot affected by the vacation of Conquistador Street. The revised plan covers approximately 0.92 acres located generally on the northwest corner of Raven Avenue and Conquistador Street. The property is more particularly described as a portion of APN 176-19-101-007.

**Design Review:** The revised site plan incorporates the vacated portion of Conquistador Avenue into Comment Element A and includes the resulting changes to five adjacent residential lots. The project proposes lot sizes that range from 3,837 to 10,100 sf with an average lot size of 6,459 sf. Access to the five lots is provided from internal private streets previously approved for the overall Blue Diamond/Grand Canyon project.

The proposed project will consist of two story homes that range from 28' to 35' feet in height and provide varying floor plans and elevations. The home sizes range from 1,616 to 2,574 square feet and provide two car garages. The homes conform with the design standards in Table 30.56-2 by providing covered

7080 La Cienega Street #200  
Las Vegas, Nevada 89119  
Phone (702) 932-6125 • Fax (702) 932-6129

porches, building pop-outs, and architectural enhancements to windows and doorways. The homes will be stucco finish with concrete tile roofs and optional finishes may be offered such as tile or stone veneer enhancements.

Although there are no existing structures within 100' of the property (per 30.32.040 of Title 30), a grading cross section has been provided that reflects the anticipated finish grades and requests approval of an increase in the finished grade up to a maximum of 9' feet. This increase occurs in areas along the property line that are crossed by existing washes. The development of this project will mitigate storm water flows in a manner that allows the washes to be filled. The need for the increase in finished grade above 18" at property line is based on the approved grading plan and drainage study for the project. The existing fall of the land is from the northwest to the southeast with an elevation change in excess of 6' across the five lots.

Sincerely,



Sonia Macias  
Project Coordinator

7080 La Cienega Street #200  
Las Vegas, Nevada 89119  
Phone (702) 932-6125 • Fax (702) 932-6129

11/07/18 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 29)

GREY SPENCER DR/GAELIC HILLS DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-18-0739-PARAGON PLACE, LLC:**

**DESIGN REVIEW** for a proposed single family residential development 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)

**RELATED INFORMATION:**

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

**LAND USE PLAN:**  
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) - RESIDENIAL 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
- Number of Stories: 2
- Building Height: 31 feet
- Square Feet: 5,027/6,012

**Site Plans**

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.

**Landscaping**

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 pasco to the north.

**Elevations**

The plans depict 2 models with 2 varying elevation options for potential home buyers. The models consist of 2 story homes with a maximum height of 31 feet. The building materials consist of stucco finished walls with decorative accents on all elevations, window and door fenestration, and concrete tile roofs.

**Floor Plans**

The plans depict 2 models ranging between 5,027 square feet and 6,013 square feet. Each model will have a minimum 3 car garage.

**Applicant's Justification**

The applicant indicates that the developer has negotiated with the Southern Highlands Master Association for access through the existing Royal Highlands development and sub associations. The developer has also processed all necessary applications through the County to become part of the Southern Highlands Master Planned Community. Therefore, the overall project will meet the original zoning conditions of approval and will be compatible the surrounding area, Title 29 and the Southern Highlands Design Criteria.

**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 pasco to R-2 zoning	Approved by BCC	August 2017
VS-0340-17	Vacated easements on the area north of the pasco	Approved by BCC	August 2017
TM-0075-17	19 lot residential lots on the area north of the pasco	Approved by BCC	August 2017

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
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**

<b>Application Number</b>	<b>Request</b>
VS-18-0738	A request to vacate a public drainage easement 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**

**Current Planning**

Since the developer has negotiated with the Southern Highlands Master Association to supplement into the Development Agreement and will meet the original zoning conditions of approval, staff can support this request. Furthermore, the developer has given consideration to the design and layout of the subdivision, traffic and product type. The density for this project is 2.2 dwelling units per acre which is well below the density for the R-2 zoning on this site. Therefore, this development will be compatible with the surrounding area and provides a large lot project to the surrounding community.

**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**

- 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;
- 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.

**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**

**DRAFT**





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

# 17A

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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 #)	STAFF	DATE FILED: <u>9/13/18</u> PLANNER ASSIGNED: <u>PK</u> ACCEPTED BY: _____ FEE: <u>\$850.00</u> CHECK #: <u>2642</u> COMMISSIONER: <u>SR</u> OVERLAY(S)? <u>P-C</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> Y APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-18-0739</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>10/10/18</u> TIME: <u>6:00 P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/7/18</u> 9:00 A ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>Ent MDP (SO HI)</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> Y LETTER DUE DATE: <u>VS 340.17 2634</u> 3-17 COMMENCE/COMPLETE: <u>TM 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.Li</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.CO</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-31-603-001  
 PROPERTY ADDRESS and/or CROSS STREETS: Palliser Bay Drive and Valencia Hills Street  
 PROJECT DESCRIPTION: Paragon Place Phase 2 - five (5) single family residential units

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

[Signature] \_\_\_\_\_  
 Property Owner (Signature)\*  
 STATE OF Colorado  
 COUNTY OF Arapahoe  
 SUBSCRIBED AND SWORN BEFORE ME ON 8/13/18 (DATE)  
 By Joel H. Farkas  
 NOTARY PUBLIC: [Signature]

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

September 11, 2018



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

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

Re.: Design Review Justification for Paragon Place Phase II  
(APN: 177-31-603-001)

Mr. Kaminski,

On behalf of our client, Paragon Place, LLC, we are requesting a Design Review for the subject property. Please note that the subject property will have a vacation of drainage easement and a tentative map as companion items.

The project is located 1,000 feet south of the intersection Somerset Hills Avenue and Valencia Hills Street within the Enterprise Township in Unincorporated Clark County. The project site is the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 31, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada commonly known as APNs: 177-31-603-001. The project site is cumulatively comprised of approximately 2.33 gross acres (See Assessor's Map provided in this submittal package) and will be developed in two phases.

#### Design Review

As part of the requirements set by the Notice of Final Action ZC-0343-17 for Phase I this Design Review is respectfully submitted. The project site will consist of five (5) single family residential lots encompassing a portion of the 2.33-acre site for a density of 2.15 units per acre. Said density is below the maximum density of 8 units per acre allowed within a typical R-2 development within Clark County. The developer has negotiated with the Southern Highlands Master Association for access through the existing Royal Highlands project on the southern boundary of the subject site and has been annexed into the Southern Highlands Master and sub associations. As part of the Annexation into the Southern Highlands Master Planned Community this project will subject to Title 29 Development Code. The project site will utilize internal private streets (42-foot wide street with R-Type Curb with 4-foot attached sidewalk on one side of the street) and will have a single point of access to Grey Spencer Drive.

Lots within the project site development for Phase II ranges from 10,072 square feet to 11,240 square feet, with an average lot size of 10,545 square feet. The proposed setbacks will comply with Clark County Title 29 with respect to R-2 zoning:

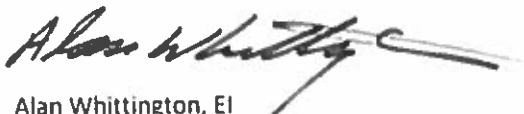
- Front Setback (garage): 20 feet
- Front Setback (living): 20 feet
- Side Setback: 5 feet
- Corner Setback: 10 feet
- Rear Setback: 10 feet

The proposed two-story homes will range in size from 5,027 square feet to 6,012 square feet. The maximum height of the buildings is 30 feet 11.25 inches, well below the 40-foot maximum height stipulated in the Southern Highlands Modified Development Standards per ZC-1604-99. The developer has provided two elevations for the floor plan submitted with this package. Future buyers will be offered a total of two different elevations that offer varying roof lines and architectural elements on all four sides of the home. The elevation materials consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete tile roofs meeting or exceeding the requirements of the Southern Highlands design standards.

#### Conclusion

The overall project will meet the conditions of the original approval and be compatible with the surrounding area and will meet the goals of Clark County Title 29, Southern Highlands Design Criteria and the Enterprise Land Use Plan. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Alan Whittington, EI  
Project Manager



11/07/18 BCC AGENDA SHEET

SILVERADO RANCH &  
ARVILLE TOWN HOMES  
(TITLE 30)

SILVERADO RANCH BLVD/SCHIRLLS ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-18-500164-SILVERADO LAND PARTNERS, LLC:**

**TENTATIVE MAP** consisting of 125 attached single family residential lots and common lots for a planned unit development (PUD) on a 7.4 acre portion of a 35.4 acre parcel in an R-3 (Multiple Family Residential) Zone.

Generally located on the south side of Silverado Ranch Boulevard (and the east and west sides of Schirlls Street (alignment) within Enterprise. SB/al/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-30-502-007 ptn

**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 acre portion of a 35.4 acre site
- 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
- Open Space Required/Provided: 31,451 square feet/60,763 square feet

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 dwelling units per acre. 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 Hinson Street, which will be dedicated as public streets. Additional access is provided by private streets which will be connected with the R-2 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. The dwelling units are designed with the garages at

the front of each individual lot and a 5 foot wide sidewalk is provide on 1 side of each of the stub streets.

**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
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	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-18-500165	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**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30; however, staff does not support the use permit, waivers of development standards and design review for this proposed development and cannot support the tentative map.

**Staff Recommendation Denial.**

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 30 feet to 60 feet for Hinson Street, 48 feet for Schirls Street, 24 feet to 48 feet for Landberg 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;
- Streets A and C shall have approved street names;
- Street A shall maintain the same name as Street A shown on TM-18-500165.

**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@clswaterteam.com](mailto:sewerlocation@clswaterteam.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**

