



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

February 26, 2025

6:00pm

AGENDA

Note:

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

Board/Council Members: David Chestnut, Chair
Kaushal Shah

Barris Kaiser, Vice Chair
Chris Caluya

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

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

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

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

- III. Approval of Minutes for February 12, 2025. (For possible action)
- IV. Approval of the Agenda for February 26, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **ZC-25-0043-PARAMOUNT NA, LLC:**
ZONE CHANGE to reclassify 2.67 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Arville Street and Rush Avenue within Enterprise (description on file). JJ/mc (For possible action) **03/05/25 BCC**
 - 2. **VS-25-0045-PARAMOUNT NA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Frias Avenue, and between Cameron Street and Arville Street within Enterprise (description on file). JJ/mh/kh (For possible action) **03/05/25 BCC**
 - 3. **WS-25-0044-PARAMOUNT NA, LLC:**
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) modify residential adjacency standards (previously not notified); and 4) allow an attached sidewalk.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.67 acres in an RS3.3 Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action) **03/05/25 BCC**
 - 4. **TM-25-500008-PARAMOUNT NA, LLC:**
TENTATIVE MAP consisting of 21 single-family residential lots and common lots on 2.67 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action) **03/05/25 BCC**
 - 5. **UC-25-0010-LAS VEGAS PAVER MFG, LLC:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower on a portion of 4.54 acres in an IL (Industrial Light) Zone. Generally located on the south side of Gomer Road, 300 feet east of Redwood Street within Enterprise. JJ/jud/kh (For possible action) **03/18/25 PC**

6. **WS-25-0067-SMITH, STEPHEN JAMES & MARY JEANETTE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks for an existing accessory structure; and 2) increased wall height in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Tumbling Pebble Way and 150 feet north of Pebble Canyon Drive within Enterprise. MN/dd/kh (For possible action) **03/18/25 PC**

7. **WS-25-0080-WATERBENDER FAMILY TRUST ETAL & LUU JAROM TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce front setback for a proposed accessory living quarters in conjunction with an existing single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/tpd/kh (For possible action) **03/18/25 PC**

8. **PA-25-700003-MADISON PEBBLE, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.50 acres. Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive (alignment) within Enterprise. JJ/gc (For possible action) **03/18/25 PC**

9. **ZC-25-0068-MADISON PEBBLE, LLC:**
ZONE CHANGE to reclassify 2.50 acres: 1) from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and 2) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive within Enterprise (description on file). JJ/gc (For possible action) **03/18/25 PC**

10. **VS-25-0069-MADISON PEBBLE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and El Camino Road, and between Pebble Road and Torino Avenue; within Enterprise (description on file). JJ/rg/kh (For possible action) **03/18/25 PC**

11. **WS-25-0070-MADISON PEBBLE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate landscape buffer; 3) reduce parking lot landscaping; 4) increase wall height; and 5) modify residential adjacency.
DESIGN REVIEW for an office/warehouse and outside storage development on 2.50 acres in an IP (Industrial Park) Zone. Generally located on the north side of Pebble Road and 330 feet east of Torrey Pines Drive (alignment) within Enterprise. JJ/rg/kh (For possible action) **03/18/25 PC**

12. **PA-25-700004-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the east side of Hauck Street and the north side of Camreo Avenue within Enterprise. JJ/rk (For possible action) **03/18/25 PC**

13. **ZC-25-0082-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:**
ZONE CHANGE for the following: 1) reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; .and 2) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Hauck Street and the north side of Camreo Avenue within Enterprise (description on file). JJ/rk/ (For possible action) **03/18/25 PC**
14. **VS-25-0081-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:**
VACATE AND ABANDON easements of interest to Clark County located between Hauck Street and Decatur Boulevard and between Shelbourne Avenue and Camero Avenue within Enterprise (description on file). JJ/hw/kh (For possible action) **03/18/25 PC**
15. **WS-25-0083-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate street landscaping; 3) increase retaining wall height; 4) modify residential adjacency standards; and 5) allow modified driveway design standards.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.5 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise. JJ/hw/kh (For possible action) **03/18/25 PC**
16. **TM-25-500019-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:**
TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 2.5 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise. JJ/hw/kh (For possible action) **03/18/25 PC**
17. **PA-25-700006-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 8.35 acres. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rk (For possible action) **03/18/25 PC**
18. **ZC-25-0086-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: ZONE CHANGE** to reclassify 8.35 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise (description on file). JJ/rk (For possible action) **03/18/25 PC**
19. **VS-25-0087-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/rg/kh (For possible action) **03/18/25 PC**

20. **PUD-25-0088-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: PLANNED UNIT DEVELOPMENT** for a 118 lot single-family residential attached development with modified development standards on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg (For possible action) **03/18/25 PC**
21. **WS-25-0089-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify uniform standard drawings; and 2) increase the number of dwelling units on private stub streets in conjunction with a proposed 118 lot single-family attached residential subdivision on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg/kh (For possible action) **03/18/25 PC**
22. **TM-25-500021-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: TENTATIVE MAP** consisting of 118 lot single-family attached residential lots and common lots with modified development standards on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg (For possible action) **03/18/25 PC**
23. **PA-25-700007-TSANG JOYCE & GRACE: PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.04 acres. Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue within Enterprise. JJ/gc (For possible action) **03/18/25 PC**
24. **ZC-25-0104-TSANG JOYCE & GRACE: ZONE CHANGE** to reclassify 2.04 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue within Enterprise (description on file). JJ/gc (For possible action) **03/18/25 PC**
25. **VS-25-0105-TSANG JOYCE & GRACE: VACATE AND ABANDON** a portion of a right-of-way being Torrey Pines Drive located between Levi Avenue and Fulton Meadows Avenue within Enterprise (description on file). JJ/hw/kh (For possible action) **03/18/25 PC**
26. **WS-25-0106-TSANG JOYCE & GRACE: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) allow attached sidewalks; and 4) modified driveway design standards.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Torrey Pines Drive and the north side of Levi Avenue within Enterprise. JJ/hw/kh (For possible action) **03/18/25 PC**

27. **TM-25-500024-TSANG JOYCE & GRACE:**
TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Torrey Pines Drive and the north side of Levi Avenue within Enterprise. JJ/hw/kh (For possible action) **03/18/25 PC**
28. **PA-25-700008-PACIFIC CLASSIC, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Business Employment (BE) on approximately 5.05 acres. Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise. JJ/rk (For possible action) **03/18/25 PC**
29. **ZC-25-0107-PACIFIC CLASSIC, LLC:**
ZONE CHANGE for the following: **1)** reclassify approximately 4.17 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay; and **2)** reclassify approximately 5.05 acres from an H-2 (General Highway Frontage) Zone and RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/rk (For possible action) **03/18/25 PC**
30. **DR-25-0108-PACIFIC CLASSIC, LLC:**
DESIGN REVIEW for a commercial complex consisting of restaurants with drive-thru and retail buildings on a 4.17 acre portion of a 9.22 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the east side of Hinson Street within Enterprise. JJ/rg/kh (For possible action) **03/18/25 PC**
31. **AR-25-400012 (WS-21-0525)-LMG LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.54 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise. MN/tpd/kh (For possible action) **03/19/25 BCC**
32. **ET-25-400011 (NZC-19-0903)-LMG LAS VEGAS, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 0.56 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** alternative driveway geometrics; and **3)** reduce the setback for a proposed gate.
DESIGN REVIEW for a proposed outside storage yard in conjunction with an existing distribution center on 4.54 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise (description on file). MN/tpd/kh (For possible action) **03/19/25 BCC**

33. **WS-24-0526-GHANOLI HOLDINGS, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.
DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action) 03/19/25 BCC
34. **ZC-25-0046-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:**
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southeast corner of Serene Avenue and Grand Canyon Drive within Enterprise (description on file). JJ/mc (For possible action) 03/19/25 BCC
35. **VS-25-0048-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Cluny Avenue and between Grand Canyon Drive and Newbattle Street within Enterprise (description on file). JJ/hw/kh (For possible action) 03/19/25 BCC
36. **WS-25-0047-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEW for a single-family residential subdivision on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise. JJ/hw/kh (For possible action) 03/19/25 BCC
37. **TM-25-500009-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:**
TENTATIVE MAP consisting of 15 single-family lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise. JJ/hw/kh (For possible action) 03/19/25 BCC
38. **VS-25-0094-CHURCH FULL GOSPEL LV KOREAN:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way, and between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/rg/kh (For possible action) 03/19/25 BCC
39. **DR-25-0093-CHURCH FULL GOSPEL LV KOREAN:**
DESIGN REVIEWS for the following: 1) place of worship; and 2) school on a portion of 20.00 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/rg/kh (For possible action) 03/19/25 BCC

VII. General Business

1. None

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: March 12, 2025.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Silverado Ranch Community Center – 9855 Gilespe Street
Clark County Government Center – 500 S. Grand Central Pkwy
<https://notice.nv.gov>



Enterprise Town Advisory Board

February 12, 2025

MINUTES

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

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

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

Steve De Merritt, Comprehensive Planning

II. Public Comment

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

- None

III. Approval of Minutes for January 15, 2025 and January 29, 2025. (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for January 15, 2025 and January 29, 2025.

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

IV. Approval of Agenda for February 12, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicants have requested HOLDS for the following planning and zoning items:

9. ZC-24-0653-GOLDSTRIKE GRID, LLC: The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.
10. VS-24-0654-GOLDSTRIKE GRID L, LLC: The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.
11. UC-24-0655-GOLDSTRIKE GRID, LLC: The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.
12. ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.
13. VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.
14. WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.
15. TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.
16. ZC-25-0043-PARAMOUNT NA, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025.
17. VS-25-0045-PARAMOUNT NA, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025.
18. WS-25-0044-PARAMOUNT NA, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025.
19. TM-25-500008-PARAMOUNT NA, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025.

Related applications:

1. VS-24-0752-SUN LINMEI & TAO TONY:
2. WS-24-0751-SUN LINMEI & TAO TONY:
3. VS-25-0015-ASSOCIATION BUDDHIST CENTER USA, INC:
4. WS-25-0016-ASSOCIATION BUDDHIST CENTER USA, INC:
5. WS-24-0770-COUNTY OF CLARK (AVIATION):
6. TM-24-500168-COUNTY OF CLARK (AVIATION):
7. WS-25-0039-COUNTY OF CLARK (AVIATION):
8. TM-25-500007-COUNTY OF CLARK (AVIATION):
20. ZC-25-0056-SILVER HINSON, LLC:
21. VS-25-0058-SILVER HINSON, LLC:
22. WS-25-0057-SILVER HINSON, LLC:
23. TM-25-500013-SILVER HINSON, LLC:

V. Informational Items

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

VI. Planning & Zoning

1. **VS-24-0752-SUN LINMEI & TAO TONY:**
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment), and between Westwind Road (alignment) and Lindell Road within Enterprise (description on file). JJ/bb/kh (For possible action) **03/05/2025 BCC**

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

2. **WS-24-0751-SUN LINMEI & TAO TONY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate a portion of street landscaping; 2) reduce setback; 3) eliminate a portion of detached sidewalk; 4) waive full off-site improvements; 5) allow modified street standards; and 6) allow modified driveway design standards.
DESIGN REVIEW for a warehouse with accessory outdoor storage on 2.49 acres in an IP (Industrial Park) Zone and IL (Industrial Light) Zone. Generally located on the southwest side of Windmill Lane and Lindell Road within Enterprise. JJ/bb/kh (For possible action) **03/05/2025 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-2)/NAY - Kaiser and Caluya

3. **VS-25-0015-ASSOCIATION BUDDHIST CENTER USA, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue and between Miller Lane and Buffalo Drive within Enterprise (description on file). JJ/rr/kh (For possible action) **03/05/2025 BCC**

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

4. **WS-25-0016-ASSOCIATION BUDDHIST CENTER USA, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) waive residential adjacency standards; 3) reduce buffering and screening; and 4) reduce departure distance.
DESIGN REVIEW for a place of worship on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action) **03/05/2025 BCC**

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

5. **WS-24-0770-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce street landscaping; **3)** modify Neighborhood Protection (RNP) Overlay standards; and **4)** waive full off-site improvements.
DESIGN REVIEW for a single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south of Warm Springs Road and on the east and west sides of Hinson Street within Enterprise. MN/rg/kh (For possible action) **03/05/2025 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Provide a 5-foot asphalt path along Hinson St, Mardon Ave and Schuster St.

ADD Public Works - Development Review condition:

- Hinson St, Mardon Ave and Schuster St to be developed to non-urban rural road standards
- Execute a Restrictive Covenant Agreement (deed restrictions).

Per staff if approved conditions

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

6. **TM-24-500168-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 28 single-family residential lots on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south of Warm Springs Road and the east and west sides of Hinson Street within Enterprise. MN/rg/kh (For possible action) **03/05/2025 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Provide a 5-foot asphalt path along Hinson St, Mardon Ave and Schuster St.

ADD Public Works - Development Review condition:

- Hinson St, Mardon Ave and Schuster St to be developed to non-urban rural road standards
- Execute a Restrictive Covenant Agreement (deed restrictions).

Per staff if approved conditions

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

7. **WS-25-0039-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce street landscaping; 3) modify Neighborhood Protection (RNP) Overlay standards; and 4) waive full off-site improvements.
DESIGN REVIEW for a single-family detached dwelling development on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Maulding Avenue and the east and west sides of Schirlls Street within Enterprise. MN/rg/kh (For possible action) **03/05/2025 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Provide a 5-foot asphalt path along Eldorado Ln, Schirlls St, Hinson St, Maulding Ave and Arville St.

ADD Public Works - Development Review condition:

- Eldorado Ln, Schirlls St, Hinson St, Maulding Ave and Arville St. to be developed to non-urban rural road standards

Per staff if approved conditions

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

8. **TM-25-500007-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 24 single-family detached residential lots on 12.45 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Maulding Avenue and the east and west sides of Schirlls Street within Enterprise. MN/rg/kh (For possible action) **03/05/2025 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Provide a 5-foot asphalt path along Eldorado Ln, Schirlls St, Hinson St, Maulding Ave and Arville St.

ADD Public Works - Development Review condition:

- Eldorado Ln, Schirlls St, Hinson St, Maulding Ave and Arville St. to be developed to non-urban rural road standards

Per staff if approved conditions

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

9. **ZC-24-0653-GOLDSTRIKE GRID, LLC:**
HOLDOVER ZONE CHANGE to reclassify 4.03 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise (description on file). MN/al (For possible action) **03/05/2025 BCC**

The applicant has requested a **HOLD** for the Enterprise TAB to no date certain

10. **VS-24-0654-GOLDSTRIKE GRID L, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Decatur Boulevard and Edmond Street (alignment), and a portion of right-of-way being Decatur Boulevard located between Warm Springs Road and Mardon Avenue within Enterprise (description on file). MN/rg/kh (For possible action) **03/05/2025 BCC**

The applicant has requested a **HOLD** for the Enterprise TAB to no date certain

11. **UC-24-0655-GOLDSTRIKE GRID, LLC:**
HOLDOVER USE PERMIT for a public utility structures (battery energy storage system).
WAIVER OF DEVELOPMENT STANDARDS for increased structure height.
DESIGN REVIEW for a public utility structure on 4.03 acres in an IP (Industrial Park) Zone.
Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road
within Enterprise. MN/rg/kh (For possible action) **03/05/2025 BCC**

The applicant has requested a **HOLD** for the Enterprise TAB to no date certain

12. **ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
HOLDOVER ZONE CHANGE to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action) **03/05/2025 BCC**

The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.

13. **VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/sd/kh (For possible action) **03/05/2025 BCC**

The applicant has requested a **HOLD** for the Enterprise TAB to no date certain

14. **WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce buffering and screening; 3) increase maximum parking; 4) reduce drive-thru distance to properties subject to residential adjacency; and 5) allow an attached sidewalk.
DESIGN REVIEW for a commercial development on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **03/05/2025 BCC**

The applicant has requested a **HOLD** for the Enterprise TAB to no date certain

15. **TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **03/05/2025 BCC**

The applicant has requested a **HOLD** for the Enterprise TAB to no date certain

16. **ZC-25-0043-PARAMOUNT NA, LLC:**
ZONE CHANGE to reclassify 2.67 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Arville Street and Rush Avenue within Enterprise (description on file). JJ/mc (For possible action) **03/05/2025 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025

17. **VS-25-0045-PARAMOUNT NA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Frias Avenue, and between Cameron Street and Arville Street within Enterprise (description on file). JJ/mh/kh (For possible action) **03/05/2025 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025

18. **WS-25-0044-PARAMOUNT NA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; and 3) allow an attached sidewalk. **DESIGN REVIEW** for a proposed single-family residential subdivision on 2.67 acres in an RS3.3 Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action) **03/05/2025 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025

19. **TM-25-500008-PARAMOUNT NA, LLC:**
TENTATIVE MAP consisting of 21 single-family residential lots and common lots on 2.67 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action) **03/05/2025 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025

20. **ZC-25-0056-SILVER HINSON, LLC:**
ZONE CHANGE to reclassify 0.89 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action) **03/05/2025 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

21. **VS-25-0058-SILVER HINSON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hinson Street and Valley View Boulevard, and between Silverado Ranch Boulevard and Gary Avenue (alignment); a portion of right-of-way being Hinson Street located between Silverado Ranch Boulevard and Gary Avenue (alignment) and a portion of right-of-way being Silverado Ranch Boulevard located between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/bb/kh (For possible action) **03/05/2025 BCC**

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

22. **WS-25-0057-SILVER HINSON, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce street intersection off-set.
DESIGN REVIEW for a single-family residential development on 0.89 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/bb/kh (For possible action) **03/05/2025 BCC**

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

23. **TM-25-500013-SILVER HINSON, LLC:**
TENTATIVE MAP consisting of 7 residential lots and common lots on 0.89 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/bb/kh (For possible action) **03/05/2025 BCC**

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

VII. General Business:

1. None

VIII. Public Comment:

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

- Two residents spoke to the Enterprise TAB about the negotiations between the HOA and affected residents with a commercial development north of Blue Diamond Rd east of Durango Dr. They expressed their appreciation for the gas station being removed, but now have concerns about a potential drive-thru and squawk box.

IX. Next Meeting Date

The next regular meeting will be February 26, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:49 p.m.

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

DRAFT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-25-0043-PARAMOUNT NA, LLC:

ZONE CHANGE to reclassify 2.67 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the northwest corner of Arville Street and Rush Avenue within Enterprise (description on file). JJ/mc (For possible action)

RELATED INFORMATION:

APN:
177-30-401-005

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.67
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests to rezone the subject parcel from RS20 to RS3.3, and states that north and west of the subject site are developed properties zoned RS3.3. A 21 lot single-family residential subdivision is planned for the property. According to the applicant, the request for RS3.3 zoning is appropriate due to the presence of the adjacent subdivision which is zoned RS3.3. In addition, the requested RS3.3 zoning conforms to the corresponding land use category, MN (Mid-Intensity Suburban Neighborhood), of the subject parcel. The applicant also states that as urban areas expand, in-fill development becomes crucial for optimizing land use and minimizing urban sprawl.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped
East	Open Lands	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
TM-25-500008	A tentative map for a 21 lot single-family residential subdivision is a companion item on this agenda.
WS-25-0044	A waiver for street landscaping, wall height, and a detached sidewalk is a companion item on this agenda.
VS-25-0045	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. There is a 94 lot subdivision zoned RS3.3 (Residential Single-Family 3.3) adjacent to the subject site to the north and west, which was approved in August 2020. In addition, there are multiple existing RS3.3 zoned subdivisions located throughout the surrounding area, including a 126 lot subdivision, which is approximately 700 feet east of the subject site. The request for RS3.3 zoning is compatible with these recent approvals for single-family residential subdivisions in the nearby area. The proposed development complies with Goal 1.1 of the Master Plan, which is to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 of the Master Plan, which encourages a mix of housing options, product types, and unit sizes. For these reasons, staff finds the request for the RS3.3 (Residential Single-Family 3.3) Zone is appropriate for this location.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0467-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: CIMARRON SPRING DEUX, LLC
CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89118



Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 177-30-401-005

PROPERTY ADDRESS/ CROSS STREETS: Arville & Rush

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting for a tentative map, waiver development standards, and a design review for a proposed 2.67 gross acre, 21-lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: PARAMOUNT NA L L C
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-513-8135 CELL _____ EMAIL: dariushimani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-513-8135 CELL _____ EMAIL: dariushimani@gmail.com

CORRESPONDENT INFORMATION (must match online record)

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

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

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

Shawn Barashy Shawn Barashy 11/9/2024
Property Owner (Signature)* Property Owner (Print) Date

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

APPLICATION # (s) 2C-25-0043 ACCEPTED BY NM
PC MEETING DATE _____ DATE 1-13-25
BCC MEETING DATE 03/05/2025 FEES \$1200
TAB/CAC LOCATION ENTERPRISE DATE 02/12/2025



TANEY ENGINEERING

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

November 6, 2024

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

**Re: Arville & Rush
APR-24-101273
APN: 177-30-401-005
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Imani Dariush, is respectfully submitting justification a Zone Boundary Amendment in support of a proposed 2.67 gross acre, 21-lot single-family residential subdivision. A separate request has been submitted for a Tentative Map, Waiver of Development Standards, and Design Reviews.

Property Information

The subject site is 2.67 gross acres and located south of Rush Avenue and west of Arville Street. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 7.86 dwelling units per acre. The lots range in size from 3,395 square feet to 4,729 square feet, with an average lot size of 3,692 square feet. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood).

Zone Boundary Amendment

This request is to rezone the subject parcels, currently zoned RS20 (Rural Estates Residential), to RS3.3 (Single Family Residential District). Although the subject parcels abut properties zoned RS20 (Rural Estates Residential District), there is a development to the north and west with an RS3.3 (Single Family Residential District) zoning category. The presence of this adjacent RS3.3 zoning, coupled with the conformity to the current land use category, underscores the appropriateness of this requested zoning change for the area.

Furthermore, this Zone Boundary Amendment serves as a proactive response to the community's call for thoughtful and coordinated development. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious urban environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric. This request actively promotes the county's sustainability goals by repurposing and enhancing underutilized spaces.

In addition to addressing the immediate needs of the community, this proposed amendment signifies a forward-thinking approach to zoning decisions. The compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region. The Zone Boundary Amendment prioritizes the optimization of the subject parcels within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.



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

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0045-PARAMOUNT NA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Frias Avenue, and between Cameron Street and Arville Street within Enterprise (description on file). JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:
 177-30-401-005

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements along the north and west sides of the site, and a 3 foot wide patent easement along the south side of the site. The applicant states the patent easements are no longer necessary due to the development on the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped
East	Open Lands	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0043	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0044	Waivers of development standards and a design review for a single-family residential subdivision is a companion item on this agenda.
TM-25-500008	A tentative map for a 21 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 patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 30 feet to the back of curb for Rush Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147



Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 177-30-401-005

PROPERTY ADDRESS/ CROSS STREETS: Arville & Rush

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting for a tentative map, waiver development standards, and a design review for a proposed 2.67 gross acre, 21-lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: PARAMOUNT NA L L C
 ADDRESS: 11452 Opal Springs Way
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC
 ADDRESS: 11452 Opal Springs Way
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

CORRESPONDENT INFORMATION (must match online record)

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

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

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

<u>Shawn Barashy</u> Property Owner (Signature)*	Shawn Barashy Property Owner (Print)	11/9/2024 Date
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DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-25-0045
 PC MEETING DATE _____
 BCC MEETING DATE 03/05/2025
 TAB/CAC LOCATION ENTERPRISE DATE 02/12/2025

ACCEPTED BY N.M.
 DATE 1-13-25
 FEES \$ 1200.



TANEY ENGINEERING

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

January 3, 2025

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

**Re: Arville & Rush
APR-24-101273
APN: 177-30-401-005
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Imani Dariush, is respectfully submitting justification for the vacation of a patent easements.

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of patent easements located along the north and west property boundaries and a 3-foot wide portion of patent easement located on the south property boundaries of APN: 177-30-401-005.

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

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

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

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0044-PARAMOUNT NA, LLC:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) modify residential adjacency standards (previously not notified); and 4) allow an attached sidewalk.

DESIGN REVIEW for a proposed single-family residential subdivision on 2.67 acres in an RS3.3 Zone.

Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:
177-30-401-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Rush Avenue where a 10 foot wide landscape strip is required per Section 30.04.01D.
2.
 - a. Increase retaining wall height to 5 feet along the north property line where 3 feet is the maximum allowed per Section 30.04.03C (a 67% increase).
 - b. Increase retaining wall height to 7 feet along the east property line where 3 feet is the maximum allowed per Section 30.04.03C (a 133% increase).
3. Allow residential lots abutting a Rural Neighborhood Preservation NPO to be less than 10,000 square feet (previously not notified).
4. Allow an attached sidewalk along Rush Avenue where a detached sidewalk is required per Section 30.04.08C.

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.67
- Project Type: Single-family residential development
- Number of Lots/Units: 21
- Density (du/ac): 7.87
- Minimum/Maximum Lot Size (square feet): 3,472/4,876
- Number of Stories: 2

- Building Height (feet): 29 (maximum)
- Square Feet: 1,600 (minimum)/2,601 (maximum)

Site Plans

The plans depict a single-family residential development consisting of 21 residential lots and 2 common lots on 2.67 acres with a density of 7.87 dwelling units per gross acre. The lots range in size from 3,472 square feet to 4,876 square feet, with lots measuring 27 feet to 52 feet wide and 79 feet to 106 feet long. Lots 1 through 14 of the subdivision are accessed from Arville Street to the east via a 44 foot wide private street that culminates in a hammerhead design. Lots 15 through 21 are accessed directly from Rush Avenue, which is a local street. A 5 foot wide attached sidewalk is shown along the north side of the private street for Lots 1 through 6. The cross section shows a 4.21 foot high retaining wall along the northern portion of the site, and a maximum 6.73 foot high retaining wall along the eastern portion of the site along Arville Street.

Landscaping

A 15 foot wide landscape area with a 5 foot wide detached sidewalk is proposed along Arville Street, consisting of large trees, shrubs, and groundcover. An attached sidewalk with no street landscaping is proposed along Rush Avenue, while Title 30 requires 6 large trees to be planted along Rush Avenue.

Elevations & Floor Plans

The elevations and floor plans show 7 different floor plan models with 7 possible exterior designs for the homes. All models are 2 stories tall, range in height from 26 feet to 29 feet, and consist of painted stucco, variable rooflines, window accents and recessing, covered rear patios, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown. The models shown range in size from 1,600 square feet up to 2,601 square feet, and include garage, porch, and optional spaces, spread across 2 stories. Each model has 3 to 5 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, and flex rooms customizable for offices, lofts, or additional bedrooms. All homes have garage space for 2 cars with space for 2 additional cars in the driveway.

Applicant's Justification

The applicant states the request to eliminate street landscaping along Rush Avenue is to ensure that the lots fronting Rush Avenue will not be impaired by the sight visibility zones. The applicant is also requesting to increase retaining wall height along the north property to 5 feet, and along the east property line to 7 feet to ensure adequate drainage.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped
East	Open Lands	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0043	A zone change from RS20 to RS3.3 is a companion item on this agenda.
VS-25-0045	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500008	A tentative map for a 21 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Title 30 requires a 10 foot wide landscape strip behind an attached sidewalk. The request to eliminate street landscaping along Rush Avenue is inconsistent with Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect by reducing the footprint of hardscaped areas to reduce heat absorption by exterior surfaces. Staff finds that the request to eliminate street landscaping along Rush Avenue is a self-imposed hardship that will adversely affect the proposed development and the surrounding area. Therefore, staff cannot support this request.

Waiver of Development Standards #2

The purpose of reviewing an increase in wall height, whether a retaining wall or a screen wall, is to ensure that the proposed wall will not negatively impact adjacent developments and streets, nor cause a safety hazard. Staff finds that there will be a need to retain soil so the site maintains adequate drainage. However, in accordance with Title 30, maximum 3 foot high retaining walls may be used with a landscaped 3 foot horizontal off-set provided between each wall. Staff finds that tiered retaining walls could be used rather than the increased retaining wall height requested by the applicant. This request is a self-imposed hardship that can be rectified with a redesign of the subdivision. Therefore, staff cannot support this request.

Waiver of Development Standards #3

Staff finds that the subject site is abutting an NPO-RNP Overlay District, which requires 10,000 square foot residential lots along Arville Street to serve as a transition between the NPO-RNP and the proposed subdivision with RS3.3 zoning. However, the abutting NPO-RNP Overlay is only for an undeveloped, government-owned parcel (APN 177-30-801-027) which features a planned land use of Open Lands. Staff finds that the provision of 10,000 square foot lots abutting the NPO-RNP Overlay is unnecessary since the parcel is undeveloped and is surrounded by existing residential neighborhoods that are also zoned RS3.3. Therefore, staff can support this request. However, since staff cannot support the other waivers, staff recommends denial.

Design Review

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

Staff has no objection to the architectural designs of the proposed residences, which are compatible with existing residences in the area. However, since staff is not supporting the waivers of development standards and the tentative map, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4

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

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 30 feet to the back of curb for Rush Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks along Arville Street will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0467-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 177-30-401-005

PROPERTY ADDRESS/ CROSS STREETS: Arville & Rush

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting for a tentative map, waiver development standards, and a design review for a proposed 2.67 gross acre, 21-lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: PARAMOUNT NA L L C
 ADDRESS: 11452 Opal Springs Way
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC
 ADDRESS: 11452 Opal Springs Way
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

CORRESPONDENT INFORMATION (must match online record)

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

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

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

<u>Shawn Barashy</u>	Shawn Barashy	11/9/2024
Property Owner (Signature)*	Property Owner (Print)	Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS/DR-25-0044

ACCEPTED BY NM

PC MEETING DATE _____

DATE 1-13-25

BCC MEETING DATE 03/05/2025

FEES \$ 1300

TAB/CAC LOCATION ENTERPRISE

DATE 02/12/2025



TANEY ENGINEERING

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

January 7, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

**Re: Arville & Rush
APR-24-101273
APN: 177-30-401-005
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Imani Dariush, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.67 gross acre, 21-lot single-family residential subdivision.

Proposed Single-Family Residential Subdivision

The subject site is 2.67 gross acres and located south of Rush Avenue and west of Arville Street. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 7.86 dwelling units per acre. The lots range in size from 3,395 square feet to 4,729 square feet, with an average lot size of 3,692 square feet. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Residential Single Family 3.3).

Rush Avenue and Arville Street will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. Lots 1-14 will be accessed via a 44-foot-wide private street that terminates in a hammerhead. Lots 15-21 will be fronting Rush Avenue with 30" modified roll curb and gutter.

A 15-foot landscape buffer, with a detached 5-foot sidewalks, will be provided along Arville Street.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
South (Undeveloped)	CN (Compact Neighborhood up to 18 du/ac)	Residential Single-Family 20 (RS20)



East (Undeveloped)	OL (Open Lands)	Residential Single-Family 20 (RS20)
West (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)

Waiver of Development Standards – Street Landscaping

This request seeks to waive Section 30.04.01(D)(7)(i) to allow for no landscaping along lots 15-21 fronting Rush Avenue. We are proposing 15-foot street landscaping on Arville Street, located to the east of the development. This is so that the lots that are fronting Rush Avenue will not be impaired by the sight visibility zones. The total frontage of Rush Avenue is 286.15 feet and subtracting the driveways is totals up to 174.15 that would require 6 trees. The fee-in-lieu would be 5,718 dollars.

Waiver of Development Standards – Detached Sidewalks

This request is to waive Section 30.04.08 (5)(ii)(a) requiring detached sidewalks along Rush Avenue. This development is instead proposing attached sidewalks along the frontage of Rush Avenue. This is for lots 15-21. Arville Street will still have the detached sidewalks with the 15 feet of landscaping.

Waiver of Development Standards – Excess Fill

This request is for a waiver to allow for an excess fill of 4.21 to the north and 3.01 to the east feet within 5 feet of shared property line, where a 3-foot maximum is allowed per Section 30.04.06(F)(1). The Cross Sections call out 4.21 and 3.01 but we are asking for 4.5 as a buffer. The excess fill is needed for lot 1 to ensure adequate drainage of the lots.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 4.21 -foot-high retaining wall along the entire north property boundary of lot 1, a 6.73 retaining wall along the east property boundary, we are asking a 5- foot retaining wall for the north side and a 7-foot retaining wall along the entire east side where 3 is allowed. The Cross Sections is showing 4.21 feet, and 6.73 feet but we are asking extra. The increase in height is necessary so that the site maintains adequate drainage.

Design Review – Architecture

This request is for a design review for 6 architectural floor plans and elevations. The one to two-story detached single-family homes range from 1,804 square feet to 2,601 square feet in size. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Boxwood (Edward)	L17E	1,804	2 story	27'-3 1/2"	2 car garage



Hibiscus (Elizabeth)	L19E	1,913	2 story	26'-3 1/2"	2 car garage
Wintergreen	L941	2,011	2 story	28'-9 1/4"	2 car garage
Birch (Lawson)	L609	2,321	2 story	27'-11"	2 car garage
Laurel II	L950	2,385	2 story	27'-1"	2 car garage
ASH	L260	2,601	2 story	26'-1"	2 car garage

Plan Name	Plan Number	Architectural Features
Boxwood (Edward)	L17E	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Covered Entry - Variable Roof line - Stucco Window Trim - Window Shutters - Stone Veneer <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Variable Roof line - Stucco Window Trim - Balcony <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Hibiscus (Elizabeth)	L19E	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Covered Entry - Variable Roof line - Stucco Window Trim - Window Shutters - Stone Veneer <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Variable Roof line - Stucco Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Wintergreen	L941	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Covered Entry - Variable Roof line - Stucco Window Trim - Window Shutters - Stone Veneer <p>Rear Elevation:</p>



		<ul style="list-style-type: none"> - Covered Patio - Variable Roof line - Stucco Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Birch (Lawson)	L609	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Covered Entry - Variable Roof line - Stucco Window Trim - Window Shutters - Stone Veneer <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Variable Roof line - Stucco Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer
Laurel II	L950	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Covered Entry - Variable Roof line - Stucco Window Trim - Window Shutters <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Variable Roof line - Stucco Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim
ASH	L260	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Covered Entry - Variable Roof line - Stucco Window Trim - Window Shutters <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Variable Roof line



		<ul style="list-style-type: none">- Stucco Window Trim Right Elevation: <ul style="list-style-type: none">- Variable Roof line- Window Trim Left Elevation: <ul style="list-style-type: none">- Variable Roof line- Window Trim
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We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500008-PARAMOUNT NA, LLC:

TENTATIVE MAP consisting of 21 single-family residential lots and common lots on 2.67 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:
 177-30-401-005

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

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.67
- Project Type: Single-family residential development
- Number of Lots/Units: 21
- Density (du/ac): 7.87
- Minimum/Maximum Lot Size (square feet): 3,472/4,876

Project Description

The plans depict a single-family residential development consisting of 21 residential lots and 2 common lots on 2.67 acres with a density of 7.87 dwelling units per gross acre. The minimum and maximum lot sizes are 3,472 square feet and 4,876 square feet, respectively. Lots 1 through 14 of the subdivision are accessed from Arville Street to the east via a 44 foot wide private street with a 5 foot wide sidewalk on the north side that culminates in a hammerhead design. Lots 15 through 21 are accessed directly from Rush Avenue, which is a local street. A 15 foot wide landscape area with detached sidewalks is proposed along Arville Street, while an attached sidewalk with no landscaping is proposed along Rush Avenue. The street landscaping along Arville Street consists of large trees, shrubs, and groundcover.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Open Lands	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0043	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0044	Waivers of development standards and a design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0045	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds that a radius cul-de-sac would be a more suitable design than a hammerhead for the proposed subdivision since it offers a more functional turnaround. Additionally, since staff is not supporting the companion waivers of development standards request (WS-25-0044), staff cannot support this tentative map request.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances

or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 30 feet to the back of curb for Rush Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks along Arville Street will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0467-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC
CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147

DRAFT



Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 177-30-401-005

PROPERTY ADDRESS/ CROSS STREETS: Arville & Rush

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting for a tentative map, waiver development standards, and a design review for a proposed 2.67 gross acre, 21-lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: PARAMOUNT NA L L C
 ADDRESS: 11452 Opal Springs Way
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC
 ADDRESS: 11452 Opal Springs Way
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-513-8135 CELL: _____ EMAIL: dariushimani@gmail.com

CORRESPONDENT INFORMATION (must match online record)

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

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

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

 _____ Property Owner (Signature)*	Shawn Barashy _____ Property Owner (Print)	11/9/2024 _____ Date
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DEPARTMENT USE ONLY:

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

APPLICATION # (s) <u>TM-25-500008</u>	ACCEPTED BY <u>NM</u>
PC MEETING DATE _____	DATE <u>1-13-25</u>
BCC MEETING DATE <u>03/05/2025</u>	FEES <u>\$750</u>
TAB/CAC LOCATION <u>ENTERPRISE</u>	DATE <u>02/12/2025</u>



TANEY ENGINEERING

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

November 6, 2024

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

Re: Arville & Rush
APR-24-101273
APN: 177-30-401-005
Hold Letter

To whom it may concern:

Taney Engineering, on behalf of our client, Imani Dariush, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Rezone (Zone Change), Tentative Map, Waivers of Development Standards and Design Review).

Thank you for your attention to this request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-25-0010-LAS VEGAS PAVER MFG, LLC:

USE PERMIT for a communication tower.

DESIGN REVIEW for a communication tower on a portion of 4.54 acres in an IL (Industrial Light) Zone.

Generally located on the south side of Gomer Road, 300 feet east of Redwood Street within Enterprise. JJ/jud/kh (For possible action)

RELATED INFORMATION:

APN:
176-26-101-006 ptn

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 6645 Gomer Road
- Site Acreage: 4.54 (portion)
- Project Type: Communication tower
- Height (feet): 80

Site Plan

The plan indicates that the subject property is located on the south side of Gomer Road and 300 feet east of Redwood Street. There is an existing industrial use (manufacturing of concrete pavers) located on the property. The plan depicts a proposed multi-carrier, 80 foot high, communication tower with associated equipment located within a 45 foot by 45 foot fenced compound on the central and north side of the property. The compound will connect to the street (Gomer Road) via a 45 foot wide utility and access easement. The tower is setback 40 feet from the north property line along Gomer Road, 415 feet from east property line, 262 feet from south property line, and 245 feet from west property line. The proposed tower does not reduce the number of existing parking spaces. The nearest residential structure is 2,000 feet to the west.

Landscaping

Landscaping is not proposed or required with this application.

Elevations

The plans depict an 80 foot high monopole communication tower. Ground equipment will be screened from street view, by an existing 6 foot tall CMU wall. The compound will be accessed by a 12 foot wide double swing gate proposed within the existing CMU wall (the gate will match the other existing access gates on the subject property). The tower will be structurally capable and designed to accommodate at least 3 antenna arrays. The tower (monopole) will be painted with a color generally matching the surroundings to minimize its visibility.

Applicant's Justification

The applicant states the proposed communication tower is necessary to improve coverage and expand telecommunications network capacity for the provider to meet customer demand in this area. It will provide residents, visitors and businesses with reliable, high-quality wireless service and will enhance emergency services, which is vital to the safety of this growing area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0884	Vacated and abandoned patent easements	Approved by PC	February 2024
WS-0601-16	Waived reduced parking, allowed a flat roof without a parapet wall, off-site improvements (sidewalks and streetlights), waived conditions of a zone change requiring the following: 1) right-of-way dedication to include 50 feet for Gomer Road; and 2) pave Gomer Road to 32 feet of paving; with a design review for a light manufacturing facility (paver manufacturing)	Approved by BCC	October 2016
ZC-0952-08 (ET-0003-13)	Second extension of time for an equipment storage facility with reduced parking, eliminated landscaping, and waived off-site improvements	Approved by BCC	February 2013
ZC-0952-08 (ET-0001-11)	First extension of time for an equipment storage facility with reduced parking, eliminated landscaping, and waived off-site improvements	Approved by BCC	March 2011
ZC-0952-08	Reclassified the site from R-E to M-1 zoning, waivers for reduced parking, eliminate landscaping, and off-site improvements (excluding paving), with a design review for an equipment storage facility	Approved by BCC	January 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment (BE)	RS20 & IL	Warehouse & outdoor storage
South	Business Employment (BE)	IL & RS20	Undeveloped
East	Business Employment (BE)	IL	Outdoor storage
West	Business Employment (BE)	RS20	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed communication tower is not adjacent to developed residential use. The tower is proposed to be 80 feet in height and its design has the capacity to support more than one antenna. Staff does not anticipate any negative impacts associated with the proposed communication tower and the ground equipment. Businesses, governments, emergency services, and the general public are all users of cellular technology. The installation of this proposed expansion will enhance service coverage and reliability for users in Clark County. Staff finds the proposed tower should not adversely affect adjacent properties, the surrounding land uses, or the character of the area. Therefore, staff can support this request.

Design Review

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

The applicant indicates that the tower will be painted to match the surrounding development to minimize its visibility. Staff finds visual screening measures have been provided that surround the ground equipment area, thereby reducing the visual impact of the tower's ground equipment. For these reasons, staff can support the design review request.

Staff Recommendation **Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAE:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE CONSULTING

**CONTACT: PINNACLE CONSULTING, 1426 N. MARVIN STREET, SUITE 101,
GILBERT, AZ 85233**



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 176-26-101-006

PROPERTY ADDRESS/ CROSS STREETS: 6645 Gomer Road Las Vegas, NV 89139 / Redwood Street & Gomer Road

DETAILED SUMMARY PROJECT DESCRIPTION

New Wireless Communication Facility with multi carrier 80' monopole

PROPERTY OWNER INFORMATION

NAME: O S I 6645 GOMER RD L L C C/O OUTOUR ACQUISITIONS LLC (Andrew T Smith)

ADDRESS: 800 BRICKELL AVE STE 904

CITY: Miami STATE: FL ZIP CODE: 33131

TELEPHONE: _____ CELL (914) 330-6857 EMAIL: asmith@outourstorage.com

APPLICANT INFORMATION (must match online record)

NAME: Pinnacle Consulting (Scott Hopper)

ADDRESS: 1426 N Marvin St, Suite 101

CITY: Gilbert STATE: AZ ZIP CODE: 85233 REF CONTACT ID # _____

TELEPHONE: (480) 664-9588 CELL (602)743-9439 EMAIL: scott.hopper@pinnacleco.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Pinnacle Consulting (Scott Hopper)

ADDRESS: 1426 N Marvin St, Suite 101

CITY: Gilbert STATE: AZ ZIP CODE: 85233 REF CONTACT ID # _____

TELEPHONE: (480) 664-9588 CELL (602)743-9439 EMAIL: scott.hopper@pinnacleco.net

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

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

Andrew T. Smith
Property Owner (Signature)*

Andrew T Smith
Property Owner (Print)

12/5/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-25-0010

ACCEPTED BY JUD

PC MEETING DATE 03/18/2025

DATE 01/13/2025

BCC MEETING DATE _____

FEES \$1500.00

TAB/CAC LOCATION Enterprise

DATE 02/26/2025

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

OSI 6645 Gomer RD LLC.

Applicant: Sun State Tower (aka Pinnacle Consulting).**Co-applicant:** Verizon Wireless.**Special Use Permit:** for communication tower.**Design Review:** for communication tower on a portion of 4.54 acres in an IL (Industrial Light) zone.

Generally located on the south side of Gomer Road, 566' feet east of Redwood Street, within Clark County (Enterprise).

Related information:

APN: 17626101006**Land Use Plan:** Enterprise, Community District: 3/6.**Background:**

Project description

General Summary

- Site address: 6645 Gomer Road Las Vegas, NV 89139 (36.0130752 -115.2370727)
- Site Acreage: 4.5 (portion)
- Project type: Communication tower
- Tower Height (feet): 80

Description of proposal:

Sun State Tower is requesting Clark County's approval for a Special Use Permit/Design Review to construct a new multi carrier 80' Wireless Communication Facility (WCF) with an 45' x 45' equipment compound located at 6645 Gomer Road Las Vegas, NV 89139. The parent parcel is zoned IL (Industrial Light). There are no abutting residential use.

The Tower will be setback 40' from the north property line along Gomer Road, +- 415'-6" from east property line, +- 262'-1" from south property line, +- 245'-6" from west property line. The proposed WCF does not take up parking and meets all required setbacks to residential housing (nearest residential structure is 2,000 feet to the west) The tower (monopole) will be painted with a color generally matching the surroundings or background to minimize its visibility (typically #8732W Frontier Tan) The parent property use is manufacturing of concrete pavers, the WCF is compatible with the character of existing structures in this industrial area.

The compound will contain the communication tower, several equipment cabinets, and a back-up emergency diesel generator. The Compound will connect to the street (Gomer Road) via a 45 foot wide utility and access easement. The compound will be accessed by 12 foot wide double swing gate to be installed within an existing CUM wall (constructed to match the other existing access gates to the parent property)

Public Safety

All telecommunications equipment at the WCF will comply with all federal safety standards. Scientists have studied potential health effects of RF emissions from wireless telecommunications equipment and cell phones for decades. Based on all the research, federal agencies have concluded that equipment that complies with the FCC safety standards pose no known health risks.

Justification

The proposed WCF is necessary to improve coverage and expand telecommunications network capacity for Verizon Wireless to meet customer demand in this area. The WCF will provide residents, visitors and businesses with reliable, high-quality wireless service and will enhance emergency services, which is vital to the safety of this growing area.

Surrounding Land Use:

	Planned Use Category	Zoning District	Existing Land Use
North	Business Employment (BE)	IL	Industrial
South	Business Employment (BE)	IL	Undeveloped
East	Business Employment (BE)	IL	Industrial
West	Business Employment (BE)	IL	Undeveloped

Standards For Approval:

Sun State Tower has met the following standards per Title 30: Unified Development Code, for a Communication Tower and request Clark County’s approval for Special Use Permit/Design Review,

1. Design standards for all towers. (These conditions may be modified with the approval of the special use permit.)
 - A. Unless otherwise required as a condition of approval all towers shall be designed to accommodate more than 1 antenna array, and towers higher than 80 feet must accommodate at least 3 antenna arrays. **The tower will be structurally capable and designed to accommodate at least 3 antenna arrays.**
 - B. If no permanent staff is assigned to the facility, development standards regarding parking, landscaping and screening (Chapters 30.60 and 30.64) are not required; however, compliance with all dust control measures required per Clark County Air Quality Regulations shall be maintained, with the exception of:
 - i. Development greater than 40,000 square feet in size shall comply with the standards for screening and landscaping. **The WCF compound is 2,500 square feet and does not require Landscaping, although if any existing trees or plants associated with the construction of WCF need to be replaced/relocated, they will be replaced/relocated along the street frontage (Gomer Road) with same type and size.**
 - ii. Ground level equipment, buildings, and the tower or antenna base shall be screened to prevent visibility from streets and residential development. **Ground equipment will be screened from street view, by existing 6’ tall CMU wall. (nearest residential structure is 2,000 feet to the west)**
 - C. Any communication tower may provide a security fence or wall subject to the design standards listed under Chapter 30.64 of this Title. **Security fence will adhere to Chapter 30.64.**
 - D. No signals, lights or signs shall be permitted on towers unless required by the Federal Communication Commission or Federal Aviation Administration. **No signals, lights or signs will be placed on the tower unless required by the FCC.**
 - E. Design.
 - i. All towers shall be designed to be architecturally compatible with the surrounding buildings and land uses in the zoning district, or otherwise integrated to blend in with existing characteristics of the site to the extent practical. **The WCF is compatible with the character of existing structures in this industrial area.**
 - ii. All towers shall be painted with a color generally matching the surroundings or background that minimizes its visibility, however, a different color may be used if required by the Federal Communication Commission or Federal Aviation Administration. **The tower (monopole) will be painted with a color generally matching the surroundings or background to minimize its visibility (typically #8732W Frontier Tan) and or color required by the FCC or FAA.**
 - F. The maximum height shall be 80 feet unless located within a public utility substation in which case the maximum height shall be 20 feet above the highest structure within the substation. **Top of the tower will be 80 feet.**
 - G. The following setbacks shall be required:
 - i. When located within a public utility substation, 10 feet minimum from street and 20 feet minimum from

- ii. residential development. *N/A*
- For all other towers:
 - (a) From any street: minimum 40 feet. *Tower will be setback 40' from the north property line along Gomer Road.*
 - (b) From residential development located on a separate property than on which the tower is located:
 - (1) If lot is 2 ½ acres or greater: minimum distance shall be at least 300% of the height of the tower. *N/A*
 - (2) If lot is less than 2 ½ acres: minimum distance shall be at least 200% of the height of the tower. *N/A*
 - (3) Exception. In no case shall the setback be a distance equal to more than 75% of the width of the lot, measured from the property line that abuts or is closest to the residential development to the property line on the opposite side of the lot. *N/A*

H. A minimum separation of 600 feet from another communication tower unless designed and constructed in a stealth design in a cluster. *There are no existing towers within 600' of this proposed WCF.*

- 2. Performance Bond. *Will be provided prior to Building permit.*

Closing:

Sun State Towers and Verizon Wireless is committed to developing the best wireless system for this area while working cooperatively with Clark County. If you should have any questions or additional comments, please contact me at (602) 743-9439. Thank you in advance for your consideration and time with this matter.

Scott Hopper-Site Acquisition

 **PINNACLE**
CONSULTING INC
1426 N Marvin St, Suite 101
Gilbert, AZ 85233
E: Scott.Hopper@pinnacleco.net
M: 602-743-9439

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0067-SMITH, STEPHEN JAMES & MARY JEANETTE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks for an existing accessory structure; and 2) increased wall height in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the east side of Tumbling Pebble Way and 150 feet north of Pebble Canyon Drive within Enterprise. MN/dd/kh (For possible action)

RELATED INFORMATION:

APN:

177-21-111-019

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the interior side setback for an accessory structure (storage shed) to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
 - b. Reduce the rear setback for an accessory structure (storage shed) to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
2. Allow an 8 foot high wall along rear and interior side property lines where a maximum 6 foot high wall is allowed per Section 30.04.03B (a 33% increase)

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8970 Tumbling Pebble Way
- Site Acreage: 0.16
- Project Type: Accessory structure & wall height
- Number of Stories: 1 (house & shed)
- Building Height (feet): 12.5 (shed)
- Square Feet: 192 (shed)

Site Plan

The site plan depicts an existing single-family residence with access off Tumbling Pebble Way. There is an existing accessory structure (storage shed) located on the northeast corner of the property. The storage shed is set back 2 feet from the north (interior side) property line and 2 feet from the east (rear) property line, with 11.5 feet of separation from the residence. The plans

indicate that the block walls along the north, east, and south property lines were increased to 8 feet in height.

Landscaping

There are no changes to the existing landscaping being proposed with this request.

Elevations

Photographs of the shed depict it as being constructed of wood panels colored to match the existing residence and is shown as being 12.5 high feet at its tallest point. The shed also features a shingled roof with a overhead roll-up door facing west towards Tumbling Pebble Way. The CMU blocks that were added are darker in color when compared to the original block walls.

Floor Plans

The storage building is depicting as being 192 square feet.

Applicant's Justification

The applicant states that their neighbors to the north, east, and south all have walls over 6 feet in height and that they are building their wall to make their property more private and secure. The applicant also states that the increased wall height will keep their dog from being able to jump out of their rear yard.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Neighborhood (up to 8 du/ac)	Suburban	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)

CE22-25750 is an active Code Enforcement case for adding to the block walls without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant did not provide justification for the shed located within the side and rear setbacks. The shed could be relocated within the rear yard to meet the required setbacks. Since this is a self-imposed hardship, staff cannot support this request.

Waiver of Development Standards #2

While staff acknowledges the desire to make a property private and more secure, and to protect pets, staff finds that the applicant could have instead installed landscaping around the interior of the property to the same effect. Additionally, staff cannot identify any other properties in the immediate area with increased wall heights. Development standards for residences, including maximum wall heights, are established by Title 30 to maintain the character and aesthetics of neighborhoods, neither of which are accomplished with this request. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEPHEN JAMES SMITH

CONTACT: STEPHEN SMITH, LAS VEGAS, 8970 TUMBLING PEBBLE WAY, LAS VEGAS, NV 89123

DRAFT



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 177-21-111-019PROPERTY ADDRESS/ CROSS STREETS: 8970 Tumbling Pebble Way, Las Vegas, NV 89123**DETAILED SUMMARY PROJECT DESCRIPTION**

Extend perimeter wall height from 6 to 8 feet. Done with 3 rows of 16" cement block, matching existing gray tone blocks and reduce setbacks for a shed.

PROPERTY OWNER INFORMATIONNAME: Stephen James Smith & Mary Jeannette SmithADDRESS: 8970 Tumbling Pebble WayCITY: Las VegasSTATE: NVZIP CODE: 89123TELEPHONE: _____ CELL 951-314-1445EMAIL: sjs1957@cox.net**APPLICANT INFORMATION (must match online record)**NAME: Stephen James Smith & Mary Jeannette SmithADDRESS: 8970 Tumbling Pebble WayCITY: Las VegasSTATE: NVZIP CODE: 89123

REF CONTACT ID # _____

TELEPHONE: _____ CELL 951-314-1445EMAIL: sjs1957@cox.net**CORRESPONDENT INFORMATION (must match online record)**NAME: same

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____ CELL _____

EMAIL: _____

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

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

Property Owner (Signature)*Stephen James Smith
Property Owner (Print)03/03/2024
Date**DEPARTMENT USE ONLY:**

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

APPLICATION # (s) WS-25-0067
PC MEETING DATE 03/18/2025
BCC MEETING DATE X
TAB/CAC LOCATION EnterpriseACCEPTED BY DD
DATE 01/15/2025
FEES \$800DATE 02/26/2025

JUSTIFICATION LETTER (04/15/24)

Wall Extension & Shed Project

SUBMITTED BY: Property Owner, Stephen J Smith CONTACT #: 951-314-1445

PARCEL #: 177-21-111-019 PLANNING APP #: 23-101611 PERMIT #: BD22-55989

ADDRESS: 8970 Tumbling Pebble Way, Las Vegas, NV 89123

PROJECT JUSTIFICATION:

I am requesting waivers of Development Standards for the following:

1. Increase wall height to 8 feet where 6 feet is the maximum per Section 30.04.03. Existing wall is constructed of 6"x8"x16" gray cement blocks. Addition to match.
2. Reduce the side and rear setback for a shed visible from the street to 2 feet where 5 feet is required per Chapter 30.02 (Sections 30.02.06 & 30.02.25). Shed is constructed of wood framing & siding, brown/tan with yellow trim (colors similar to the residence). Shed's dimensions are 12'x16' with a pike height of 12' 6".

Normally a Design Review for architectural compatibility per 30.04.05 (D) (7) would be required, but this will be included with the waiver request.

Adjoining properties, rear north and south, have extended walls. This project will complete what was already started. The adjoining property's extended wall (north/east corner) extends five feet onto the subject property.

This community is named, "RV Cactus Flower". The norm in this neighborhood is wide lots to allow parking recreational vehicles (motorhomes, trailers, boats, etc.). As a result, several properties have second driveways, large access gates, as well as extended walls.

Extended walls allow for better security, obscuring the view into the backyard. Including a safer and more private enclosure of the backyard swimming pool.

But most of all, to protect my pet. I adopted a Siberian Husky from the Animal Foundation. This is the second husky I have had. The first (now deceased) was a jumper. She could easily jump a six-foot wall. In fact, would walk on the top edge of the wall. Strange thing to see. I have no doubt the new husky will be able to do the same. I don't want to lose her.

There is no proposed changes to landscaping or the residence.

Thank You, Stephen J Smith

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0080-WATERBENDER FAMILY TRUST ETAL & LUU JAROM TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce front setback for a proposed accessory living quarters in conjunction with an existing single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-217-008

WAIVER OF DEVELOPMENT STANDARDS:

Reduce front setback for a proposed accessory living quarters to 12 feet where 40 feet is required per Section 30.02.04 (a 70% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8485 S. Tenaya Way
- Site Acreage: 0.51
- Project Type: Accessory Living Quarters
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 2,615 (total)/1,955 (accessory living quarters)/660 (RV garage)

Site Plans

The plans depict an existing single-family residence located on the northwest corner of Wigwam Avenue and Tenaya Way. Access is via a private street from Tenaya Way. The proposed accessory living quarters is located on the west side of the existing primary dwelling. The proposed structure will be 7 feet west of the primary dwelling, 7 feet east of the west property line, 43 feet from the rear property line, and 12 feet from the back of curb.

Landscaping

There is no additional landscaping proposed with this request.

Elevations

The plans depict a proposed accessory living quarters that will be up to 19 feet in height. The structure will be constructed to match the existing single-family residence in color and materials, including stucco texture. There are two roll-up doors on the north elevation of the structure. One roll-up door will provide access for a recreational vehicle (RV) while the other will provide access for a smaller size vehicle. There are various windows and doors along the east, west, and south sides of the proposed building. The accessory living quarters will have a pitched tile roof to match the existing dwelling.

Floor Plans

The plans depict an accessory living quarters with an attached two car garage. The garage has one large spot for RV parking and one smaller spot for a regular vehicle. There will be 3 bedrooms, 3 bathrooms, a dining area, a kitchen, a living room, and a laundry room. The proposed accessory living quarters will be 1,955 square feet while the existing primary residence is 3,490 square feet.

Applicant’s Justification

The applicant states that more space is needed in the rear of the property for future development. It is not possible for the proposed accessory living quarters to be moved back because of this future development. The accessory living quarters will provide additional dwelling space and room for RV parking.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0153	Increased wall height for an existing single-family residence	Approved by PC	June 2024
WS-20-0222	Waiver of development standards for rear yard setbacks for a single-family residential subdivision	Approved by BCC	July 2020
WS-18-1004	Waived full off-sites along Tenaya Way and Wigwam Avenue for a single-family residential development	Approved by BCC	February 2019
IM-18-500233	8 lot single-family residential subdivision	Approved by BCC	February 2019
VS-0277-07	Vacated and abandoned patent easements	Approved by PC	April 2007
ZC-1026-05	Zone change to establish the RNP-NPO Overlay	Approved by BCC	October 2005

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff believes that this request will not have a negative impact to the surrounding area. The developments immediately to the north, south, and west are established RS20 zoned single-family residential developments. When the subdivision was established, the front setbacks used to be measured from the center of the street/property line (40 feet minimum) per previous Code, despite today that the front setbacks are measured from the right-of-way line. In fact, the subject property has the largest existing front setback within the subdivision. Therefore, staff believes that the requested front setback consistent with the adjacent properties to the north, south, and west. The proposed structure will be internal to a residential subdivision and will match the existing primary dwelling. This request aligns with Policy 1.1.3 of the Clark County Master Plan. This policy seeks to support the integration of detached accessory dwelling units within established neighborhoods to support aging in place and expand the supply of smaller dwelling units. Also, the project meets the residential adjacency standards which requires developments to comply with the side or rear zoning district setbacks of the adjacent NPO-RNP lot along shared lot lines. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VICTORIA NGUYEN

CONTACT: VICTORIA NGUYEN, 8485 S. TENAYA WAY, LAS VEGAS, NV 89113

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-25-700003-MADISON PEBBLE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.50 acres.

Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive (alignment) within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
176-14-801-026

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

PROPOSED LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request for Business Employment (BE) is appropriate since there are over hundreds of acres of land master planned as BE to the south and farther east of the site. Additionally, the site is near Blue Diamond Road and the Union Pacific Railroad tracks where BE would be an appropriate use. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-25-0068	A zone change to reclassify the site from RS20 (NPO-RNP) to IP is a companion item on this agenda.
WS-25-0070	Waivers of development standards and design review for office/warehouse buildings is a companion item on this agenda.
VS-25-0069	A vacation and abandonment for government patent easements is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Ranch Estate Neighborhood (RN) to Business Employment (BE). Intended primary land uses in the proposed BE land use category include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service commercial, and other similar uses.

Staff cannot support the request for Business Employment (BE) for the site. Pebble Road acts as a clear boundary line and buffer between the Ranch Estate Neighborhood (RN) planned and Neighborhood Protection (RNP) Overlay properties to the north of Pebble Road, and the Business Employment (BE) planned uses to the south of Pebble Road. Furthermore, although

the abutting properties to the south are planned for BE uses, they were not developed with typical industrial development but were developed as a place of worship and a school instead. Changing the land use category to BE would adversely impact the adjacent Ranch Estate Neighborhood (RN) planned and Neighborhood Protection (RNP) Overlay properties to the north, east, and west. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for the Business Employment (BE) land use category is not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

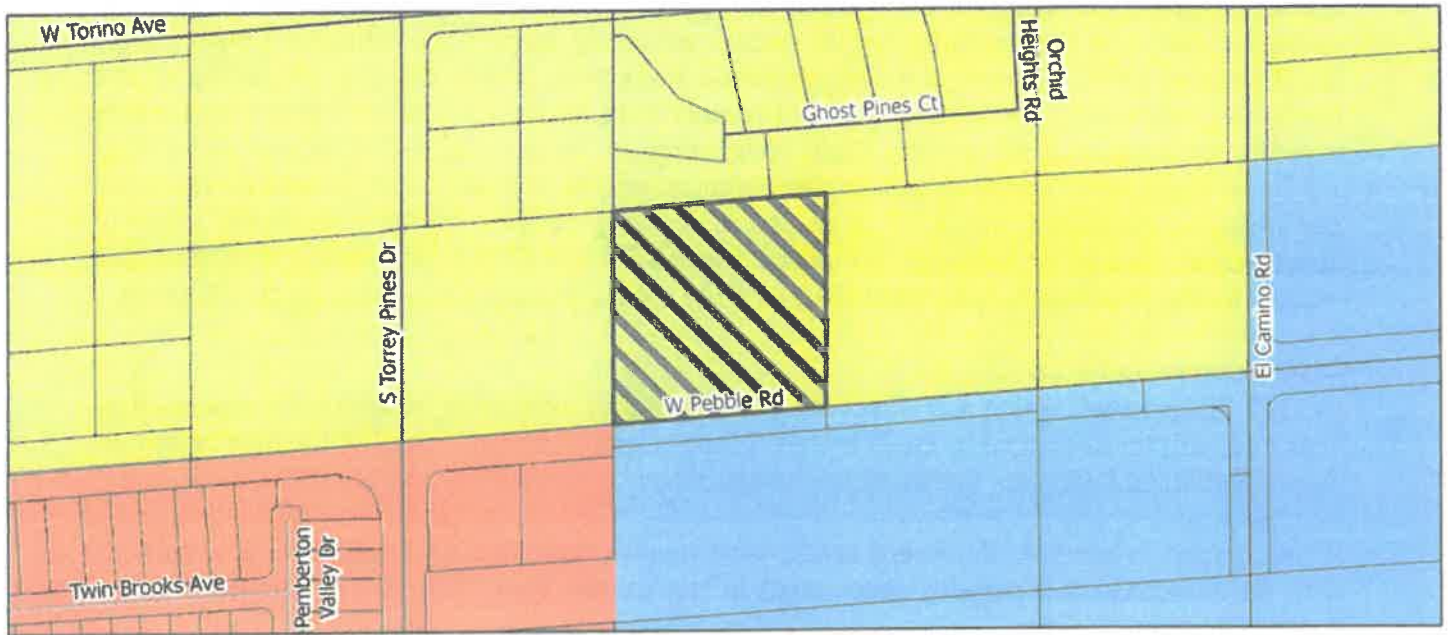
PROTEST:

APPLICANT: PETERSEN MANAGEMENT, LLC

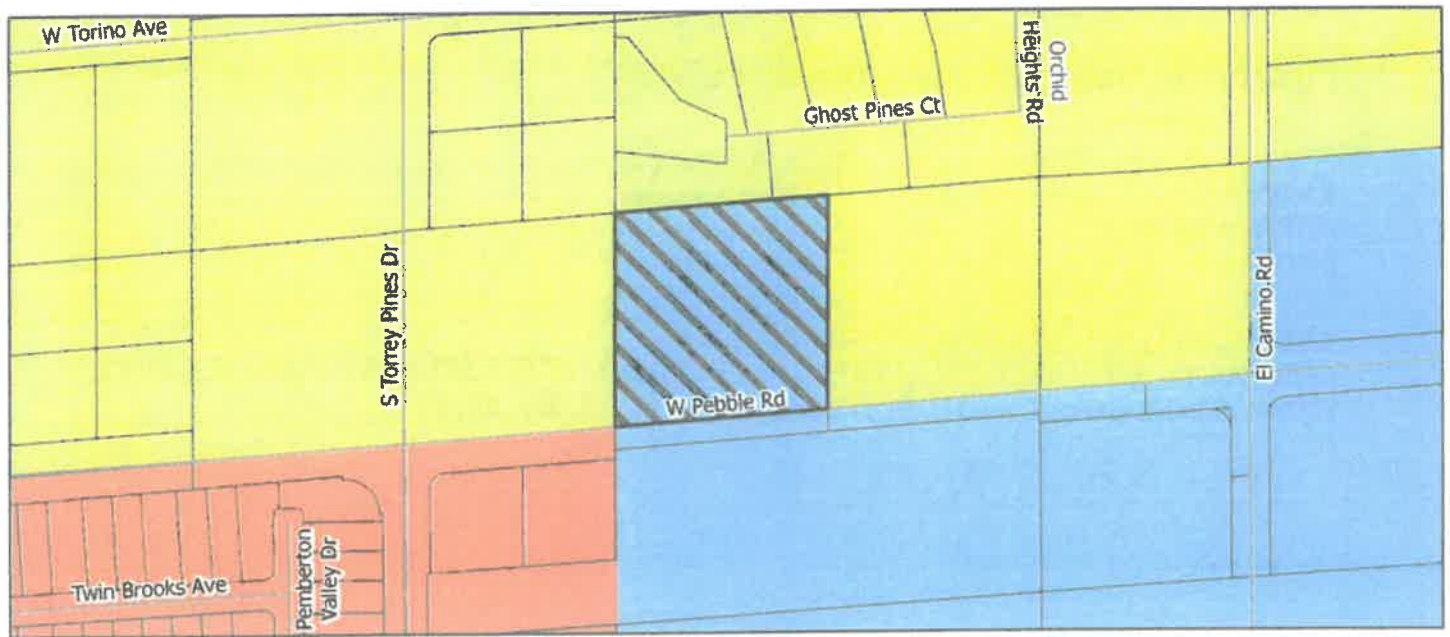
CONTACT: RICHARD GALLEGOS, DC PETERSEN PROFESSIONAL CONSULTANTS,
5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

Planned Land Use Amendment PA-25-700003

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Requested Area To Change

Enterprise Clark County, Nevada

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



Department of Comprehensive Planning Application Form

8A

ASSESSOR PARCEL #(s): 176-14-801-026

PROPERTY ADDRESS/ CROSS STREETS: North side of Pebble Road between Torrey Pines Drive and El Camino Road

DETAILED SUMMARY PROJECT DESCRIPTION

Plan Amendment from RN to BE.

PROPERTY OWNER INFORMATION

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

APPLICANT INFORMATION (must match online record)

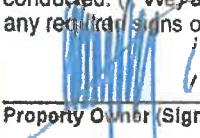
NAME: Petersen Management LLC - Darren C. Petersen, Manager
ADDRESS: 5052 S. Jones Blvd. Suite 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 18 6274
TELEPHONE: 702-734-9393 CELL 702-768-1861 EMAIL: rgallegos@visiconlv.com

CORRESPONDENT INFORMATION (must match online record)

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

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

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


Property Owner (Signature)*

Darren C. Petersen
Property Owner (Print)

06-20-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) PA-25-700003

ACCEPTED BY RG

PC MEETING DATE 3/18/25

DATE 1/15/25

BCC MEETING DATE 4/16/25

FEES \$3,200

TAB/CAC LOCATION Enterprise

DATE 2/26/25

July 23, 2024

VIA EMAIL

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

**Re: *Justification Letter – Master Plan Amendment
Pebble Road/Torrey Pines Drive
APN: 163-36-801-026***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 2.5 acres and is located on the north side of Pebble Road and just east of Torrey Pines Drive. The property is more particularly described as APN: 163-36-801-026 (the "Site"). The Applicant is proposing to develop a 22,620 SF warehouse facility consist of 6 buildings. As such, the Applicant is seeking a master plan amendment from Ranch Estate Neighborhood (RN) to Business Employment (BE). A corresponding application for a zone change to Industrial Park (IP) and design review have also been submitted.

The Site's current master plan designation is RN. The request to a master plan amendment to BE for the Site is appropriate and consistent with the overall intent of the master plan. The Site is located just north and east of hundreds of acres' master planned BE. BE is also appropriate as the Site is in close proximity to Blue Diamond Highway and rail road tracks.

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

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

The Site is planned RN which generally supports a low-density residential development. Here, the Applicant is requesting an amendment to BE, which supports a light warehousing and offices uses. As discussed above, the proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan. Immediately east and south of the Site are hundreds of acres planned and developed for warehousing uses. Additionally, the Site's close proximity to Blue Diamond Highway is desirable for a warehouse/office use.

**PLANNER
COPY**

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

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

- EN-5.2 encourages light-industrial, employment, and emerging technologies uses to establish near highways. Here, the Site is along Blue Diamond Highway.

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

The Site is located near other zoned properties planned BE including:

- There are hundreds of acres' master planned BE immediately east and south of the Site.

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

The proposed plan amendment meets several County wide goals and policies listed in the Master Plan, including but not limited to the following:

- Policy 3.6.5 encourages the use of drought tolerant and desert appropriate landscaping to maximize water use efficiency. Here, the landscaping will include drought tolerant and desert appropriate landscaping.
- Policy 5.1.3 of the Countywide goals and policies emphasizes efforts to expand new economic opportunities like manufacturing. Here, the development of a warehouse project expands economic opportunities.

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

The proposed master plan amendment to BE will not have a negative effect on adjacent properties, transportation, or facilities. The entire area east and south of the Site is planned BE.

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

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The Site is near other warehouse developments and areas planned BE. Therefore, the proposed use will not create a negative impact to service in the area.

**PLANNED
COPY**

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

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

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

We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

**PLANNER
COPY**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-25-0068-MADISON PEBBLE, LLC:

ZONE CHANGE to reclassify 2.50 acres: **1)** from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and **2)** eliminate the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:
 176-14-801-026

PROPOSED LAND USE PLAN:
 ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
 General Summary

- Site Address: N/A
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request for IP zoning is appropriate since there are over hundreds of acres of land master planned as Business Employment (BE) to the south and farther east of the site. Additionally, the site is near Blue Diamond Road and the Union Pacific Railroad tracks where IP zoning would be appropriate.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	RS20	Place of worship
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700003	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Business Employment (BE) is a companion item on this agenda.
WS-25-0070	Waivers of development standards and design review for office/warehouse buildings is a companion item on this agenda.
VS-25-0069	A vacation and abandonment for government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff cannot support the request for IP zoning on the site. Pebble Road acts as a clear boundary line and buffer between the Ranch Estate Neighborhood (RN) planned and Neighborhood Protection (RNP) Overlay properties to the north of Pebble Road, and the Business Employment (BE) planned uses to the south of Pebble Road. Furthermore, although the abutting properties to the south are planned for BE uses, they were not developed with typical industrial development but were developed as a place of worship and a school instead. Changing the zoning to IP is not compatible with the surrounding area and would adversely impact the adjacent Ranch Estate Neighborhood (RN) planned and Neighborhood Protection (RNP) Overlay properties to the north, east, and west. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for IP zoning is not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0359-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PETERSEN MANAGEMENT, LLC

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



Department of Comprehensive Planning Application Form

9A

ASSESSOR PARCEL #(s): 176-14-801-026

PROPERTY ADDRESS/ CROSS STREETS: North side of Pebble Road between Torrey Pines Drive and El Camino Road

DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change from RS-20 to IP.

PROPERTY OWNER INFORMATION

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

APPLICANT INFORMATION (must match online record)

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

CORRESPONDENT INFORMATION (must match online record)

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

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

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


Property Owner (Signature)*

Darren C. Petersen
Property Owner (Print)

06-20-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ZC-25-0068

ACCEPTED BY RG

PC MEETING DATE 3/18/25

DATE 1/15/25

BCC MEETING DATE 4/16/25

FEES \$1,700

TAB/CAC LOCATION Enterprise

DATE 2/26/25

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

KAEMPFER

CROWELL

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

November 27, 2024

VIA EMAIL

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

**Re: *Justification Letter – Zone Change to IP
Pebble Road and Torrey Pines Drive
APN: 176-14-801-026***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 2.5 acres and is located on the north side of Pebble Road and just east of Torrey Pines Drive. The property is more particularly described as APN: 176-14-801-026 (the "Site"). The Applicant is proposing to develop a 22,620 SF warehouse facility consisting of 6 buildings. As such, the Applicant is seeking a zone change from RE to IP to allow for the warehouse development. Corresponding applications for a master plan amendment to Business Employment (BE) and design review with related waivers have also been submitted.

ZONE CHANGE

The Site is zoned RS-20. The zone change request to IP is appropriate and consistent with the overall trends in the area. An IP zoned district is established to accommodate low-intensity industry, processing, wholesale, research and development, and supporting office uses. Here, the Site is located just north and east of hundreds of acres' master planned BE and zoned IP. IP is also appropriate as the Site is in close proximity to Blue Diamond Highway and railroad tracks. The project will be removed from the current RNP designation.

We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

**PLANNER
COPY**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0069-MADISON PEBBLE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and El Camino Road, and between Pebble Road and Torino Avenue; within Enterprise (description on file). JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:
 176-14-801-026

LAND USE PLAN:
 ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of the 33 foot wide patent easements located along the west, north and east property lines of the subject property. The applicant states the easements are no longer needed and the vacation is necessary for the proposed office/warehouse development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved By BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estates Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single-family residential development
South	Business Employment	RS20	Place of worship
East & West	Ranch Estates Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700003	A plan amendment from Ranch Estates Neighborhood (RN) to Business Employment (BE) is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-25-0068	A zone change to reclassify the site from RS20 (NPO-RNP) to IP is a companion item on this agenda.
WS-25-0070	Waivers of development standards and design review for office/warehouse buildings is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;

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

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

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



Department of Comprehensive Planning Application Form

10A

ASSESSOR PARCEL #(s): 176-14-801-026

PROPERTY ADDRESS/ CROSS STREETS: North side of Pebble Road between Torrey Pines Drive and El Camino Road

DETAILED SUMMARY PROJECT DESCRIPTION

Vacate the Government patent easements on the North, East and West sides of the parcel. Pebble Road will be dedicated as part of the proposed development.

PROPERTY OWNER INFORMATION

NAME: Madison Pebble LLC c/o Petersen Management LLC
 ADDRESS: 5052 S. Jones Blvd. Suite 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-768-1864 EMAIL: rgallegos@visiconlv.com

APPLICANT INFORMATION (must match online record)

NAME: Petersen Management LLC - Darren C. Petersen, Manager
 ADDRESS: 5052 S. Jones Blvd. Suite 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 180247
 TELEPHONE: 702-734-9393 CELL 702-768-1864 EMAIL: rgallegos@visiconlv.com

CORRESPONDENT INFORMATION (must match online record)

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

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

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

Darren C. Petersen
06-20-24
 Property Owner (Signature)* Property Owner (Print) Date

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

APPLICATION # (s) VS-25-0069 ACCEPTED BY RG
 PC MEETING DATE 3/18/25 DATE 1/15/25
 BCC MEETING DATE 4/16/25 FEES \$1,700
 TAB/CAC LOCATION Enterprise DATE 2/26/25

July 24, 2023

Clark County Current Planning
500 Grand Central Parkway 1st Floor
Las Vegas, NV 89101

Attn: Principal Planner

**RE: MADISON PEBBLE COMMERCE PARK
APN : 176 - 14 - 801 - 026
VACATION OF PATENT EASEMENTS
JUSTIFICATION LETTER
APR - 23 -100521**

Dear Staff

We respectfully request favorable consideration on the above referenced project for a Vacation

The Vacation is for government patent easements on the North, East and West sides of the parcel which are no longer needed .

Pebble Road will be dedicated as part of the proposed development

The proposed Vacation is appropriate since all roadways have been established and developed in the surrounding area.

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

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

Sincerely,



Richard C. Gallegos
Project Director

**PLANNER
COPY**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0070-MADISON PEBBLE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate landscape buffer; 3) reduce parking lot landscaping; 4) increase wall height; and 5) modify residential adjacency.

DESIGN REVIEW for an office/warehouse and outside storage development on 2.50 acres in an IP (Industrial Park) Zone.

Generally located on the north side of Pebble Road and 330 feet east of Torrey Pines Drive (alignment) within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:
176-14-801-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 15 feet where 20 feet is required per Section 30.02.19 (a 25% reduction).
2.
 - a. Eliminate buffering along the east property line where a 15 foot landscape buffer is required per Section 30.04.02C.
 - b. Eliminate buffering along the west property line where a 15 foot landscape buffer is required per Section 30.04.02C.
3. Reduce parking lot landscaping finger islands and trees where required per Section 30.04.01D.
4. Increase the wall height to 8 feet where 3 feet is permitted in the front yard per Section 30.04.03B (a 167% increase).
5.
 - a. Allow higher activity areas (parking and loading) of development adjacent to a residential district where not permissible per Section 30.04.06G.
 - b. Allow parking areas which are not screened within 30 feet of a residential district where screening is required per Section 30.04.06L.
 - c. Allow a roll-up overhead door to face a residential district where not permissible per Section 30.04.06N.
 - d. Allow outdoor storage where not permissible as a primary or accessory use per Section 30.04.06E.

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.50
- Project Type: Warehouse development
- Number of Stories: 1
- Building Height (feet): 30 (Buildings #1, #2, #3, #4, #5 and #6)
- Square Feet: 3,770 (Buildings #1 and #6)/ 3,789 (Buildings #2, #3, #4 and #5)
- Parking Required/Provided: 32/32
- Sustainability Required/Provided: 7/8

Site Plan

The plan depicts a 2.50 acre parcel located on the north side of Pebble Road 310 feet east of Torrey Pines Drive. The plan depicts 6 proposed buildings. Buildings #1 and #6 are freestanding buildings, while Buildings #2 & #3 and Buildings #4 and #5 are attached buildings. The building configuration of the site is situated in the core of the site. The site is accessible from Pebble Road with the drive aisle bisecting the site. Buildings 4-6 are located on the west side of the drive aisle and Buildings 1-3 are located on the east side of the drive aisle. Each building has its own outdoor storage area in the rear yard. The outdoor storage is adjacent to the east and west residential properties. There are 32 parking spaces provided where 32 are required for the proposed development. There are a total of 8 parking spaces located along the west and 7 parking spaces along east property lines. A waiver has been requested to allow the parking spaces to be located within 30 feet of a residential district.

Trash enclosures are located at the center of the development, adjacent to Buildings #2 and #5 away from the right-of-way and residential uses.

Eight foot decorative walls are shown on the north, east and west property lines. The wall will replace the existing wall along the north property line. An 8 foot high decorative wall is being proposed within the front setback along Pebble Road, as are Buildings #1 and Building #6. The applicant is requesting a waiver of the development standards to allow an 8 foot wall in the front setback where 3 feet is required per code and to reduce the front setback for Buildings 1 and 6.

Landscaping

The plan depicts a 15 foot wide street landscaping strip along Pebble Road. A detached 5 foot wide sidewalk and 5 foot wide landscape on each side are shown along Pebble Road. Large trees are provided along the streets and are spaced at 30 feet on center.

Double rows of evergreen trees are provided along the north property line that are spaced at 20 feet on center in each row. A waiver has been requested to eliminate the landscape buffer requirements along the west and east property lines, but the required 8 foot high decorative wall is provided.

Some landscaping is shown within the parking lot; however, the parking lot landscaping is not depicted per Code. Therefore, a waiver has been requested to allow no parking lot landscaping.

Elevations

The plans depict six, 1 story, 30 foot high, office/warehouse buildings constructed of decorative masonry block and a flat roof with parapet walls and provides a gradual decrease in building height adjacent to residential land uses. The elevations also show glass storefront windows, decorative horizontal bands, roll-up doors, and metal canopies. The secure storage yard is screened by an 8 foot high block walls. A waiver has been requested to allow the roll-up doors to face a residential district, which are facing the east and west residential properties.

Floor Plans

The plans show two, 3,770 square foot and four, 3,789 square foot buildings consisting of a reception area, offices, restroom, mezzanine and a warehouse.

Applicant's Justification

The applicant states that the requested waiver for reduction in the front setbacks for the 2 buildings is to use the back portion of the buildings for storage. The elimination of parking lot landscaping and the landscape buffer along the west and east property lines is to maximize turning movements on the site. The purpose of the 8 foot high wall in the front yard is to mitigate the views towards the roll-up doors. The proposed roll-up doors are oriented towards the west and east property lines where both sides of the subject site are zoned residential use which are currently undeveloped.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-1 overlay in Enterprise	Approved By BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estates Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single-family residential development
South	Business Employment	RS20	Place of worship
East & West	Ranch Estates Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Undeveloped

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

Related Applications

Application Number	Request
PA-25-709003	A plan amendment from Ranch Estates Neighborhood (RN) to Business Employment (BE) is a companion item on this agenda.
ZC-25-0068	A zone change from RS20 (NPO-RNP) to IP is a companion item on this agenda.
VS-25-0069	A vacation and abandonment for easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant states that the reduced setbacks for Buildings #1 and #6 along the south side of the property and are designed to optimize the ability to use the back portions of the buildings for storage. However, the site plan shows that the outdoor storage occurs either on the west and east sides of the proposed buildings. The building placement in site is a self-imposed hardship. Shifting the buildings to the north will interfere with the drive aisle; therefore it appears the issue can be rectified by reducing the size of the buildings. Therefore, staff cannot support this request.

Waivers of Development Standards #2a, #2b & #3

Pursuant to Sections 30.04.01 and 30.04.02, landscaping, buffering and screening shall be provided to enhance the visual appearance of the community, reduce impacts of uses and activities on neighboring properties, reduce heat island effect, and mitigate stormwater runoff. The applicants request to reduce parking lot landscaping and eliminate the landscape buffer along the west and east property lines does not meet Code. By providing a reduced parking lot landscaping and no landscape buffers along the west and east property lines are self-imposed hardship. This section of the code can be met by redesigning the site and reducing the scope of the development to allow for the installation of the parking lot landscaping in its entirety and provide the required landscape buffers in order to protect the residential zoned properties to the west and east sides of the property.

Waivers of Development Standards #4

In accordance with Section 30.04.03B, fences or walls proposed within the front setback shall be limited in height to 3 feet. A fence may be increased in height, because the fence still provides an open streetscape whereas solid walls can create a canyon effect. The wall placement aligns with Buildings #1 and #6, which serves as a screen wall for the outdoor storage from Pebble Road, but in effect extends the wall within the setback along most of the southern property line, adjacent to Pebble Road. Staff cannot support this request.

Waivers of Development Standards #5a, #5b & #5c

The purpose of residential adjacency standards is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located near residential zoning districts. The subject site is surrounded by residential zoned properties to the north, west and east. The applicant is locating a total of 15 parking spaces along the west and east property lines that is within 30 feet of a residential districts. In addition, the proposed buildings feature a roll-up door that are located on the rear of each building. However, the rear sides of the buildings are oriented towards residential zoned properties to the west and east sides of the property. As proposed, the design of the site and building orientation are self-imposed hardship. The design of the site and building orientation can be redesigned to meet the residential adjacency requirements and reduce impacts to the surrounding area; therefore, staff cannot support this request.

Waiver of Development Standards #5d

The subject site is surrounded by residential zoned and planned properties to the north, west and east. The proposed outdoor storage areas are along the west and east property lines, which shares the lines with future residential uses. In accordance with Section 30.04.06E, outdoor storage is not permissible as a primary or accessory uses. In addition, with the absence of a landscape buffer along the west and east property lines as evidenced by the waiver request above, no additional property screening of the outdoor storage provided on the site. The design of the site and building orientation are self-imposed hardship. The location of the outdoor storage could be re-located to the other side of the building away from the residential properties to the west and east, in order to meet the residential adjacency requirements and reduce impacts to the surrounding area. Staff cannot support this request.

Design Review

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

Staff cannot support the request the design review for the proposed office/warehouse development because it is not harmonious and compatible with adjacent development. Pebble Road acts as a clear boundary line and buffer between the residential development on the north side of Pebble Road and the nonresidential development south of Pebble Road which is not typical industrial development, but is developed as a place of worship and a school instead. The request does not comply with Policy 1.5.1 and 1.5.2 of the Master Plan. Staff is not supporting the companion plan amendment, zone change and waiver of development standards; therefore, staff is supporting the design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0359-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 176-14-801-026

PROPERTY ADDRESS/ CROSS STREETS: North side of Pebble Road between Torrey Pines Drive and El Camino Road

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review and Waivers of Development Standards for a 6 single story CMU office/warehouse buildings approximately 3,700 Sq. Ft. each on 2.5 gross acres.

PROPERTY OWNER INFORMATION

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

APPLICANT INFORMATION (must match online record)

NAME: Petersen Management LLC - Darren C. Petersen, Manager
ADDRESS: 5052 S. Jones Blvd. Suite 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 18627
TELEPHONE: 702-734-9393 CELL 702-768-1861 EMAIL: rgallegos@visiconlv.com

CORRESPONDENT INFORMATION (must match online record)

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

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

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

[Signature] Darren C. Petersen 06-20-24
Property Owner (Signature)* Property Owner (Print) Date

- DEPARTMENT USE ONLY:
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APPLICATION # (s) WS-25-0070 ACCEPTED BY RG
PC MEETING DATE 3/18/25 DATE 1/15/25
BCC MEETING DATE 4/16/25 FEES \$1,800
TAB/CAC LOCATION Enterprise DATE 2/26/25

November 27, 2024

VIA EMAIL

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

**Re: *Justification Letter –Design Reviews for Office/Warehouse Facility and Alternative Building Entrance Location; and Waivers of Development Standards
Pebble Road and Torrey Pines Drive
APN: 176-14-801-026***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 2.5 acres and is located on the north side of Pebble Road and just east of Torrey Pines Drive. The property is more particularly described as APN: 176-14-801-026 (the "Site"). The Applicant is proposing to develop a 22,620 SF warehouse facility consisting of six (6) buildings. As such, the Applicant is seeking a design review with related waivers for an office/warehouse development. Corresponding applications for a master plan amendment to Business Employment (BE) and zone change to IP have also been submitted.

DESIGN REVIEWS

- **Office/Warehouse Building**

The Applicant is proposing to develop six (6) warehouse buildings each approximately 3,770 SF with a total square footage of 22,770. Each building will have 485 SF office area in the front portion with about 3,285 SF warehouse area behind the office as well as 498 SF mezzanine level. Roll-up doors will be on the east and west elevations of the buildings. The building height is approximately 28-feet 8-inches and the elevations of the building show a use of decorative CMU exterior.

Access to the Site is from Pebble Road. The main access point bisects the Site with 3 buildings located on the west side of the drive aisle and 3 buildings located on the east side of drive aisle. Additional internal drive aisles are located along the north property line and a drive aisle between buildings 6 and 5 and buildings 1 and 2. The Site is meeting parking by providing 32 where 32 parking spaces are required. Finally, the Site design meets the 7-point sustainability and as outlined below exceeds the sustainability requirements by providing the following:

- **Landscaping**

**PLANNER
COPY**

- Title 30.04.05(J)(3)(ii) – The plants provided are all categorized under the Very Low or Low water needs. As such, this equals 1 point.
- **Building/Site Design**
 - Title 30.04.05(J)(4) – The building will have a cool roof made of solar reflective material. As such, this equals 1 point.
 - Title 30.04.05(J)(4)(ii)(a) – The building orientation is east-west. As such, this equals 1 point.
 - Title 30.04.05(J)(4)(ii)(b)(2) – The building will provide shade structures:
 - A minimum of 50% of the entries and windows will be covered. As such, this equals 1 point.
 - Additionally, another 25% of the entries and windows will be covered. As such, this equals 1 point.
 - Additionally, another 25% (or 100%) of the entries and windows will be covered. As such, this equals 1 point.
 - Title 30.04.05(J)(c)(2) – The building will utilize daylight strategies to reduce the use of artificial light. As such, this equals 0.5 points.
 - Title 30.04.04.(ii)(c)(4) – The building will be using floor to ceiling heights of eleven (11'-0") feet for non-residential ventilation. As such, this equals 0.5 points.
 - Title 30.04.05(J)(c)(5) – The building will have solar ban glazing. As such, this equals 0.5 points.
 - Title 30.04.05(J)(c)(6) – Shading devices are at the building entrances. As such, this equals 0.5 points.

No design review is required for grade, as the Site will not exceed the 36-inch maximum grade increase. Additionally, signage is not part of this application.

- **Building Entrance**

The proposed project consists of six (6) different buildings. The buildings entrances face each other and internal to the parking field. The proposed design optimizes the ability to use the back portions of the building for storage. As a result, the buildings entrances do not face the Pebble Road right-of-way.

**PLANNER
COPY**

WAIVER OF DEVELOPMENT STANDARDS

- **Reduce Front Yard Setback (Title 30.02.18(B))**

The two (2) southernmost buildings are approximately 10-foot setback where 20-foot is required. The reduced setback only occurs in these locations. The proposed design optimizes the ability to use the back portions of the building for storage.

- **Parking Area Landscaping (Title 30.04.01(D)(8)); Reduce Landscape Buffer (east and west) Side of Property (Title 30.04.02(C)); & Parking Area Screening (east and west) (Title 30.04.06(L)(2))**

The Site is seeking to maximize turning movements on the Site, and, therefore, is not placing parking lot landscaping along the west and east property lines. However, the Site is proposing an intense landscape buffer along the north property line adjacent to the residential homes.

- **Increase Front Yard Fence Height (Title 30.04.03(B)(1)(i)(b))**

The Site is proposing a 8-foot tall screen wall along Pebble Road where only a 3-foot tall screen wall is allowed. The increased height for the screen wall is required to mitigate any views towards the roll-up doors. In order to soften the appearance, the Site will have a detached sidewalk with landscaping in front of the wall.


- **Roll Up Door Facing Residential District (Title 30.04.06(N)(1))**

Roll-up doors will be facing the residential zoned districts to the west and east. However, the residential zoned districts to the west and east are not developed. Also, the roll-up doors are separated by an internal 24-foot wide drive aisle and row of parking.

We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

**PLANNER
COPY**

JL/ajc

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700004-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC

CASH BALANCE PLN:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres.

Generally located on the east side of Hauck Street and the north side of Camreo Avenue within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-13-601-033

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a master plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). More specifically, the site is proposed for development of a 6 lot single-family residential subdivision with a density of 2.4 dwelling units per acre. The applicant is requesting a zone change on the 2.5 acres from a RS20 to RS10. This zone change requires a master plan amendment to the Low-Intensity Suburban Neighborhood land use category. According to the applicant, LN is compatible with the area in that the parcels directly east of the subject project currently have a commercial land use designation. The proposed LN land use provides a more gradual transition of density from the rural neighborhood further to the west to the commercial properties to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Added the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I).	Approved by BCC	October 2005
UC-0480-99	Allowed the installation of 138kV & 230kV overhead transmission lines up to 110 feet in height.	Approved by PC	May 1999

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-25-0082	A zone change to reclassify the site from RS20 to RS10 zoning is a companion item on this agenda.
WS-25-0083	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0081	A vacation and abandonment of government patent easement is a companion item on this agenda.
TM-25-500019	A 6 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan

would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

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

Staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) to not be compatible with the surrounding area. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. This application is for low density suburban residential development (up to 5 dwelling units per area) and is not in character with the adjacent large rural estate lots to the south and west of this site. Additionally, these areas are partly developed; and therefore, is still a viable RNP neighborhood. The request does not comply with Policy EN-1.1 of the Master Plan which promotes the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development; Policy 1.5.1 which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent or within RNP areas. For these reasons, staff finds the request for the LN land use category not appropriate for this location.

Staff Recommendation

Denial. If adopted, direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118

DRAFT

Planned Land Use Amendment PA-25-700004

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Planning Areas

Requested Area To Change

Enterprise Clark County, Nevada

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





Department of Comprehensive Planning Application Form

12A

ASSESSOR PARCEL #(s): 176-13-601-033

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (East)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Master Plan Amendment, Zone Change, Design Review, Vacation, Waiver for 6 lot residential development. Waiver of dedication

PROPERTY OWNER INFORMATION

NAME: INTERNATIONAL, LLC

ADDRESS: _____

CITY: _____

TELEPHONE: _____ CELL _____ EMAIL: _____ STATE: _____ ZIP CODE: _____

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC

ADDRESS: 9275 W. Russell Road Suite 400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

REF CONTACT ID # _____

TELEPHONE: 7029694236

CELL _____

EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services

ADDRESS: 5725 Badura Ave Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

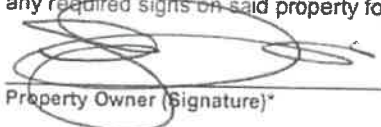
TELEPHONE: 7022845300

CELL NA

EMAIL: lvproc@westwoodps.com

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

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


Property Owner (Signature)*

LEVI PARKER
Property Owner (Print)

8/2/24
Date

DEPARTMENT USE ONLY

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

APPLICATION # (s) PA-25-700004

PC MEETING DATE 3/18/25

BCC MEETING DATE 4/16/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]

DATE 1/23/25

FEES \$3,200

DATE 2/26/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-13-601-033

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (East)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Master Plan Amendment, Zone Change, Design Review, Vacation, Waiver for 6 lot residential development. Waiver of dedication

PROPERTY OWNER INFORMATION

NAME: Las Vegas Investments & Reality IC Cash Balance PLN
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

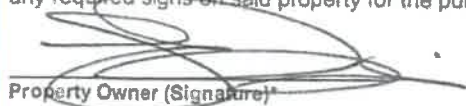
NAME: Greystone Nevada, LLC
 ADDRESS: 9275 W. Russell Road Suite 400
 CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
 TELEPHONE: 7029694236 CELL _____ EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
 ADDRESS: 5725 Badura Ave Suite 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

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


 Property Owner (Signature)

LEVI PARKER, PRESIDENT
 Property Owner (Print) OWNER

8/12/24
 Date

DEPARTMENT USE ONLY

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

APPLICATION # (s) PA-25-700004
 PC MEETING DATE 3/18/25
 BCC MEETING DATE 4/16/25
 TAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]
 DATE 11/23/25
 FEES \$3,200

DATE 2/26/25

LEN2405.000

September 25, 2024

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Mistral & Edmond East
Justification Letter for a Master Plan Amendment
(6 lots; 2.5+/- acres; APN: 176-13-601-033)**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Master Plan Amendment (MPA) for the proposed community. Tentative Map (TM), Design Review (DR), Zone Change (ZC), and vacation (VS) applications are also being submitted for this project.

Project Description

The subject parcel, within the Enterprise Jurisdiction, is located at the northeast corner of the Hauck Street and Camero Avenue intersection. The proposed residential subdivision is approximately 2.5 gross acres with 6 single family residential dwelling units, resulting in a density of 2.4 dwelling units per gross acre.

Master Plan Amendment

The subject site has a current land use of Ranch Estates (RN) with a Rural Neighborhood Preservation (RNP) NPO overlay. The applicant is proposing a Master Plan Amendment to Low-Intensity Suburban (LN) and to remove the RNP NPO overlay.

The Low-Intensity Suburban Neighborhood (LN) land use category is a residential category with primary land uses consisting of single-family detached homes. The parcels directly east of the subject project currently have a commercial land use. The proposed LN land use provides a buffer for the future homeowners from the commercial property.

The proposed MPA would further the County Master Plan Goal and Policies. Specifically, this request contributes to goal 1.1 to preserve the integrity of contiguous and uniform neighborhoods through development and provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. This project will help provide an infill of development adjacent to established neighborhoods and commercial areas.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

Planner
Copy

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0082-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:

ZONE CHANGE for the following: 1) reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and 2) eliminate the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Hauck Street and the north side of Camreo Avenue within Enterprise (description on file). JJ/rk/ (For possible action)

RELATED INFORMATION:

APN:

176-13-601-033

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change from RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. The subject site is proposed for a 6 lot single-family residential subdivision with a density of 2.4 dwelling units per acre. According to the applicant, the proposed zone change will still provide large lots that are consistent with the surrounding neighborhoods while providing an alternative housing option from what is immediately adjacent to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Added the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005
UC-0480-99	Allowed the installation of 138kV & 230kV overhead transmission lines up to 110 feet in height	Approved by PC	May 1999

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700004	The redesignation of the site from the Ranch Estate Neighborhood land use designation to the Low-Intensity Suburban Neighborhood land use designation is a companion item on this agenda.
WS-25-0083	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0081	A vacation and abandonment of government patent easement is a companion item on this agenda.
TM-25-500019	A 6 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff cannot support the request for RS10 zoning, since staff does not support the change in land use category to Low-Intensity Suburban Neighborhood (LN). Approval of this project will allow more dense zoning with substantially smaller lot sizes to intrude into an existing RNP area. The request does not comply with Policy EN-1.1 of the Master Plan which promotes the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development; Policy 1.5.1 which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent or within RNP areas; For these reasons, staff finds the request for RS10 zoning not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

If approved:

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation

measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0164-2024 to obtain your POC exhibit; and flow contributions exceeding District estimates may require another POC analysis./ka

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA L L C

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118

①



Department of Comprehensive Planning Application Form

13A

ASSESSOR PARCEL #(s): 176-13-601-033

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (East)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Master Plan Amendment, Zone Change, Design Review, Vacation, Waiver for 6 lot residential development. Waiver of dedication

PROPERTY OWNER INFORMATION

NAME: INTERNATIONAL, LLC

ADDRESS: _____

CITY: _____

TELEPHONE: _____ CELL _____ EMAIL: _____ STATE: _____ ZIP CODE: _____

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC

ADDRESS: 9275 W. Russell Road Suite 400

CITY: Las Vegas

STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____

TELEPHONE: 7029694236 CELL _____ EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services

ADDRESS: 5725 Badura Ave Suite 100

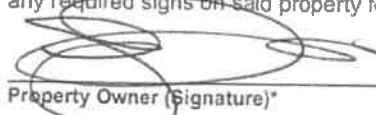
CITY: Las Vegas

STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____

TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

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


Property Owner (Signature)*

LEVI PARKER
Property Owner (Print)

8/2/24
Date

DEPARTMENT USE ONLY.

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

APPLICATION # (s) 20-25-0082

PC MEETING DATE 3/18/25

BCC MEETING DATE 4/16/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]

DATE 11/23/25

FEES \$1,700

DATE 2/26/25

2



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-13-601-033

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (East)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Master Plan Amendment, Zone Change, Design Review, Vacation, Waiver for 6 lot residential development. Waiver of dedication

PROPERTY OWNER INFORMATION

NAME: Las Vegas Investments & Reality IC Cash Balance PLN
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

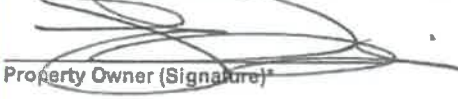
NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: 7029694236 CELL _____ EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

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


Property Owner (Signature)

LEVI PARKER, PRESIDENT
Property Owner (Print) OWNER

8/12/24
Date

DEPARTMENT USE ONLY

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APPLICATION # (s) 21-25-0082

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

LEN2405.000

October 15, 2024

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Mistral & Edmond East
Justification Letter for a Zone Change
(6 lots; 2.5+/- acres; APN: 176-13-601-033)**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Zone Change (ZC) for the proposed community. A Design Review (DR), Master Plan Amendment (MPA) and Vacation (VS) application is also being submitted for this project.

Project Description

The subject parcel, within the Enterprise Jurisdiction, is located at the northeast corner of the Hauck Street and Camero Avenue intersection. The proposed residential subdivision is approximately 2.5 gross acres with 6 single family residential dwelling units, resulting in a density of 2.4 dwelling units per gross acre.

Zone Change

The subject development consists of one parcel which is currently zoned RS20 with a Rural Neighborhood Preservation (RNP) NPO overlay. The applicant is proposing a zone change to RS10 and to remove the RNP NPO overlay.

The site is currently surrounded by RS20 zoning with higher density residentially zoned parcels nearby. The proposed zoning will still provide large lots that are consistent with the surrounding neighborhoods while providing an alternative housing option from what is immediately adjacent.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

Planner
Copy

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0081-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:

VACATE AND ABANDON easements of interest to Clark County located between Hauck Street and Decatur Boulevard and between Shelbourne Avenue and Camero Avenue within Enterprise (description on file). JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-13-601-033

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans provided show the vacation and abandonment of government patent easements and resolution relative to acquisition of rights-of-way easements on the subject site. The plans show both easement types are 5 feet wide and are located along the southern and western boundaries of the site. The applicant indicates the easements are no longer needed for roadways and utilities and need to be vacated in order to fully developed the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Added the RNP-1 overlay to the site and reclassified the site from R-E to R-E (RNP-1)	Approved by BCC	October 2005
UC-0480-99	Allowed the installation of 138kV & 230kV overhead transmission lines up to 110 feet in height	Approved by PC	May 1999

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700004	The redesignation of the site from Ranch Estate Neighborhood to Low-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-25-0082	The reclassification of the site from the RS20 zone to the RS10 zone with the removal of the NPO-RNP Overlay is a companion item on this agenda.
WS-25-0083	A single-family detached residential subdivision with waivers is a companion item on this agenda.
TM-25-500019	A tentative map for 6 single-family residential lots and common 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 30.

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Hauck Street, 25 feet to the back of curb for Camero Avenue, and associated spandrels;

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118

①



Department of Comprehensive Planning Application Form

14A

ASSESSOR PARCEL #(s): 176-13-601-033

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (East)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Master Plan Amendment, Zone Change, Design Review, Vacation, Waiver for 6 lot residential development. Waiver of dedication

PROPERTY OWNER INFORMATION

NAME: Las Vegas Investments & Reality IC Cash Balance PLN

ADDRESS: _____

CITY: _____

STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC

ADDRESS: 9275 W. Russell Road Suite 400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

REF CONTACT ID # _____

TELEPHONE: 7029694236

CELL _____

EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services

ADDRESS: 5725 Badura Ave Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____


TELEPHONE: 7022845300

CELL NA

EMAIL: lvproc@westwoodps.com

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

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


Property Owner (Signature)

LEVI PARKER, PRESIDENT
Property Owner (Print) OWNER

8/12/24
Date

DEPARTMENT USE ONLY

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APPLICATION # (S): VS-25-0061

PC MEETING DATE: 3/18/25

BCC MEETING DATE: 4/16/25

TAB/CAE LOCATION: Enterprise

ACCEPTED BY: SKW

DATE: 11/23/25

FEES: \$1,700

DATE: 2/26/25

6



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-13-601-033

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (East)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Master Plan Amendment, Zone Change, Design Review, Vacation, Waiver for 6 lot residential development. Waiver of dedication

PROPERTY OWNER INFORMATION

NAME: INTERNATIONAL, LLC

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC

ADDRESS: 9275 W. Russell Road Suite 400

CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____

TELEPHONE: 7029694236 CELL _____ EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services

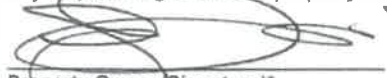
ADDRESS: 5725 Badura Ave Suite 100

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

TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

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


Property Owner (Signature)*

LEVI PARKER
Property Owner (Print)

8/2/24
Date

DEPARTMENT USE ONLY

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APPLICATION # (s) VS-25-0081

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

LEN2405.000

September 25, 2024

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Mistral & Edmond East
Justification Letter for a Vacation (6 lots; 2.50 +/- acres; APN 176-13-601-033)**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Vacation (VS) for the proposed community.

Project Description

The subject parcel, within the Enterprise Jurisdiction, is located at the northeast corner of Hauck Street and Camero Avenue. The proposed residential subdivision is approximately 2.50 gross acres with 6 single family residential dwelling units, resulting in a density of 2.4 dwelling units per gross acre.

Vacation of Patent Easement and Roadway Easement

This application proposes to vacate a patent easement and roadway easement that are in conflict with the proposed site. This easement is no longer needed to provide a reservation for roads or utilities.

The following easement will be vacated:

- Patent Easement: Patent No. 27-2002-0066; OR:2002091801228 (30' patent along Hauck Street).
- Roadway Easement OR:642:601823 (5' along Hauck Street and Camero Avenue).

An exhibit has been provided showing the proposed vacation along with supporting legal description and exhibit.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

Planner
Copy

LEN2405.000

September 25, 2024

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Mistral & Edmond East
Justification Letter for a Tentative Map, Design Review, Zone Change, and Master Plan
Amendment
(6 lots; 2.5+/- acres; APN: 176-13-601-033)**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Tentative Map (TM), Design Review (DR), Zone Change (ZC), and Master Plan Amendment (MPA) for the proposed community. A vacation (VS) application is also being submitted for this project.

Project Description

The subject parcel, within the Enterprise Jurisdiction, is located at the northeast corner of the Hauck Street and Camero Avenue intersection. The proposed residential subdivision is approximately 2.5 gross acres with 6 single family residential dwelling units, resulting in a density of 2.4 dwelling units per gross acre.

Tentative Map

The associated Tentative Map (TM) will establish the layout of the 6-residential lots, 4 common elements and the interior street network. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

Design Review

Site Plan

The project is composed of 6 total lots. All lots are 82-foot minimum in width and vary from 122 feet to 124 feet deep. The lots are generally laid out in an east to west orientation. The project is proposed to be constructed in one phase. The subdivision will have interior private streets that are 43 feet wide including an attached 4-foot sidewalk on one side. The main private street is a hammerhead that is less than 500 feet long per CCAUSD No. 212.1.S1. The project will not be gated and will include one entrance.

Perimeter public streets include Hauck Street to the east and Camero Avenue to the south. Hauck Street is a 55-foot right-of-way with proposed 15 feet of landscaping with 5-foot detached sidewalk on the east side of the street. Camero Avenue is a 55-foot right-of-way with proposed 15 feet of landscaping with 5 foot detached sidewalk on the north side of the street. These public streets will include full offsite improvements including curb, gutter, and sidewalks.

The proposed site is within the RNP I overlay as well as surrounded by the RNP I overlay to the north, south, and west. The minimum lot size around the perimeter and throughout the site is 10,000 square feet and meets the buffer requirements.

Architecture

The planned architecture for the project includes two floorplans. One floor plan is 68-foot wide and one is 70-foot wide. They range in size of livable area from 3,565 to 3,776 square feet. All plans have one story and are less

than 25-feet in height. The plans offer 3-car and 4-car garage options. Each house will have a 20-ft driveway. Proposed floor plans and elevations are included with the submittal package. The proposed development and building architecture will be designed with consideration of the existing surrounding communities to ensure there is minimal impact to existing neighborhoods.

Setbacks

The setbacks for the proposed project are as follows:

- Front (Living): 20 feet (can be reduced to 10' for 50% of building width)
- Front (Garage): 20 feet
- Side (Interior): 5 feet
- Side (Corner): 10 feet
- Rear (Living): 20 feet
- Rear (Patio): 3 feet

Residential Adjacency Fill:

Per title 30 section 30.04.06.F.1 residential adjacency, there shall not be more than 3-feet of fill a minimum of 5-feet from a shared property line. There are portions of lot 3 on the proposed site that will require up to 4-feet of fill at the shared property line. The fill will be utilized to allow lot 3 to drain properly to the street while maintaining historic grading patterns. The site is not being artificially raised for enhanced views.

Wall Heights

Due to the fill along the shared property line of lot 3 per the above, perimeter retaining of up to 4-feet will be required where 3-feet is the standard per title 30 section 30.04.03.C.2.i.

Zone Change

The subject development consists of one parcel which is currently zoned RS20. The applicant is proposing a zone change to RS10.

The site is currently surrounded by RS20 zoning with higher density residentially zoned parcels nearby. The proposed zoning is consistent with the surrounding residential areas.

Master Plan Amendment

The subject site has a current land use of Ranch Estates (RN). The applicant is proposing a Master Plan Amendment to Low-Intensity Suburban (LN).

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0083-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate street landscaping; 3) increase retaining wall height; 4) modify residential adjacency standards; and 5) allow modified driveway design standards.

DESIGN REVIEW for a proposed single-family residential subdivision on 2.5 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-13-601-033

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the front setbacks to 10 feet where 30 feet is the minimum required per Section 30.02.05B (a 66% reduction).
 - b. Reduce the interior side setbacks to 5 feet where 10 feet is the minimum required per Section 30.02.05B (a 50% reduction).
 - c. Reduce the rear setbacks to 20 feet where 25 feet is the minimum required per Section 30.02.05B (a 20% reduction).
2. Eliminate street landscaping along Hauck Street where 10 feet of landscaping consisting of 2 staggered rows of large trees every 30 feet on center are required per Section 30.04.01D.
3. Increase retaining wall height to 5 feet along the north and east property lines where 3 feet is the maximum permitted per Section 30.04.03C (a 66% increase).
4.
 - a. Increase fill height to 5 feet along the north and east property lines where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 66% increase).
 - b. Allow reduced rear and side setbacks where developments subject to residential adjacency standards shall comply with the rear or side zoning district setbacks of the adjacent NPO-RNP lot along any shared lot lines per Section 30.04.06G.
5. Increase the maximum residential driveway width for a garage serving three or more cars to 37 feet where 28 feet is the standard per Uniform Standard Drawing 222 and Section 30.04.08C (a 32% increase).

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

- General Summary
- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-Family Residential Subdivision
- Number of Lots: 6
- Density (du/ac): 2.4
- Minimum/Maximum Lot Size (square feet): 10,140/15,607 (gross)/10,140/14,555 (net)
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 4,766 (minimum)/4,947 (maximum)

Site Plan

The plan depicts a 6 lot single-family detached residential subdivision located at the northeast corner of Camero Avenue and Hauck Street. The plans show the overall site is 2.5 acres with a density of 2.4 dwelling units per acre. The lots range in size from a gross area of 10,140 square feet up to 15,607 square feet and a net lot size of 10,140 square feet up to 14,555 square feet. One common element is shown along Camero Avenue along with three internal common elements. The internal common elements consist of 2 narrow strips on the north side of Lot 6 and the south side of Lot 1 and another narrow strip located at the peak of the hammerhead. The provided plans show a minimum front setback of 10 feet is proposed along with 5 foot setback reductions along the interior side, street side, and rear to 5 feet, 10 feet, and 20 feet, respectively. The subdivision, except for Lots 1 and 6, will have access through a 39 foot wide private street with a 4 foot wide attached sidewalk along the northern portion of the street and will take access from Hauck Street. The plans show the private street will run east to west and extends the length of the subdivision and will terminate as a hammerhead. Four of the lots will get access from the proposed internal street with Lots 1 and 6 facing and getting access directly from Hauck Street. The plans show the provided driveways will be at least 20 feet long and will be 37 feet wide. Five foot wide detached sidewalks are provided along both Hauck Street and Camero Avenue. The provided cross sections show a 5 foot tall retaining wall along with 5 feet of increased fill is needed along the northern and eastern property lines.

Landscaping

The landscape plan depicts street landscaping along Camero Avenue in a 15 foot wide landscape area within a proposed common element. Landscaping along Camero Avenue consists of a 5 foot wide landscape strip along the street, followed by a 5 foot wide detached sidewalk, and then followed by another 5 foot wide landscape area. The plans show the landscape area along Camero Avenue will contain Shoestring Acacia (*Acacia Stenophylla*) trees, large trees as defined by Title 30, staggered on each side of the sidewalk with a tree every 30 feet on center. A similar landscaping area is also required along Hauck Street, but no landscaping is being provided. Overall, a total of 14 trees are required along the streets, 5 trees along Hauck Street and 9 trees along Camero Avenue, however only 9 trees will be provided along Camero Avenue. No landscaping is provided within the interior common elements.

Elevations

The elevations show 2 different floor plan models with 3 different possible exterior designs for the homes. Each exterior corresponds with either a Modern, Contemporary, or Craftsman style. All models are 1 story tall and will range in height from 19.3 feet to 21.6 feet. The exteriors will consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown.

Floor Plans

The models shown range in size from 4,766 square feet up to 4,947 square feet including garage, porch, and optional spaces, spread across one floor. Each model has 4 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, in-laws' suite, and gourmet kitchens. All homes have garage space for 3 to 4 cars.

Applicant's Justification

The applicant indicates the proposed subdivision will consist of 6 lots of approximately 10,000 square feet. The applicant states the need for reduced setbacks along with increased fill and retaining wall height is due to the need for a high point along the eastern portion of the site, which is accomplished with the placement of the hammerhead in the eastern portion of the site. As a result of the placement of the hammerhead, the lots have reduced lengths which limit setbacks and the need for increased fill and retaining wall along the perimeter of the site. The applicant further states the proposed reduction in street landscaping is due to the location of site visibility zones and future streetlight along the street and the facing of the homes along Hauck Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Added the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005
UC-0480-99	Allowed the installation of 138kV & 230kV overhead transmission lines up to 110 feet in height	Approved by PC	May 1999

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700004	The redesignation of the site from Ranch Estate Neighborhood to Low-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-25-0082	A zone change to reclassify the site from RS20 to RS10 zoning is a companion item on this agenda.
VS-25-0081	The vacation and abandonment of government patent easement is a companion item on this agenda.
TM-25-500019	A 6 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #4b

The purpose of reviewing reductions in setbacks is to assure the proposed setbacks will maintain safe spacing between structures, not create an over massing of buildings on the lots, and to assure the placement of the building on the lots will be like the surrounding area. With that said, the reductions proposed are being requested to place larger houses on the proposed lots. The proposed models are being utilized to be more consistent with the surrounding development within the RNP area in terms of both architecture, height, and size. Staff, however, finds the proposed models are too large for the proposed lots and are meant for the typical RS20 lots that are found within RNP areas. The proposed models are not appropriate for the size of the lots and will ultimately create an awkward massing of structures within the subdivision that is not typical of RNP lots nor RS10 lots. Staff finds the choice of models is the cause of the proposed reductions in setbacks and is thus a self-imposed hardship. For these reasons, staff cannot support these requests.

Waiver of Development Standards #2

Staff finds the purpose of providing street landscaping is to provide necessary shading for nearby street and sidewalk infrastructure. While Staff concurs with the applicant regarding the constraints that exist along Hauck Street to planting trees, like the sight visibility zones, Title 30 still allows for alternatives that would make planting trees and landscaping along Hauck Street

possible, and these constraints do not prohibit the planting of trees on the backside of the sidewalk. Staff can also appreciate the fact the lots in this case are facing Hauck Street, but this still also does not prohibit the placement of trees along the backside of the sidewalk. Street trees are beneficial for the reduction of future heat caused by an increase in pavement, and, for these reasons, staff cannot support this request.

Waiver of Development Standards #3 & #4a

The purpose of reviewing increased retaining wall height and fill is to assure that there are no negative impacts of these improvements on the surrounding properties. Staff finds that the requested fill and retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. With that said, while staff does appreciate the increase fill and wall height are the result of these drainage considerations, there are several alternatives that are provided within Title 30 that can be utilized to either minimize or completely remove this staff finds more could be done to design the affected portion of the site to reduce the overall fill and height of the retaining walls or break down the mass. For these reasons, staff cannot support these requests.

Design Review

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

The proposed single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing a relatively large number of models when compared to the number of lots within the subdivision. This should allow for different architectural styles and house sizes that should keep the streetscape interesting. The house plans also have different ways of accessing the house with the front-loaded homes having various covering styles. The proposed homes use materials and colors typical of the southwestern United States. The site is well parked with 4 spaces provided for each lot. With that said, staff is concerned some design choices, such as reduced setbacks could cause future undue burdens for those living in the subdivision and could inhibit the future use of these lots. Additionally, the lack of landscaping along Hauck Street is not thoroughly justified. Finally, the proposed lots and the siting of the homes on these lots is not consistent with the RNP and ranch estate neighborhoods nearby and is not a suitable transition either. Staff finds that the proposed subdivision does not support Master Plan Policies 1.3.1, 1.3.5, 1.5.1, and 1.5.2 and Enterprise Specific Policy EN-1.1, which all support the development of compatible developments within and near existing ranch estate neighborhoods and Rural Neighborhood Protection Areas, and which foster the development of neighborhood features that support the livability of the area. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #5

Staff has no objection to the increase in residential driveway width. The increase is only for lots internal to the development that will see a lower volume of traffic, helping to mitigate potential impacts from the increase.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

Staff Recommendation

Approval of waiver of development standards #5; denial of waivers of development standards #1 through 4 and the design review. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0164-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

15A

ASSESSOR PARCEL #(s): 176-13-601-033

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (East)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Master Plan Amendment, Zone Change, Design Review, Vacation, Waiver for 6 lot residential development. Waiver of dedication

PROPERTY OWNER INFORMATION

NAME: INTERNATIONAL, LLC

ADDRESS: _____

CITY: _____

TELEPHONE: _____

CELL _____

EMAIL: _____

STATE: _____

ZIP CODE: _____

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC

ADDRESS: 9275 W. Russell Road Suite 400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

REF CONTACT ID # _____

TELEPHONE: 7029694236

CELL _____

EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services

ADDRESS: 5725 Badura Ave Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 7022845300

CELL NA

EMAIL: lvproc@westwoodps.com

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

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


Property Owner (Signature)*

LEVI PARKER
Property Owner (Print)

8/2/24
Date

DEPARTMENT USE ONLY

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

APPLICATION #(s) WS-25-0083

PC MEETING DATE 3/18/25

BCC MEETING DATE 4/16/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY tko

DATE 11/23/25

FEES \$1,800

DATE 2/26/25

2



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-13-601-033

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (East)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Master Plan Amendment, Zone Change, Design Review, Vacation, Waiver for 6 lot residential development. Waiver of dedication

PROPERTY OWNER INFORMATION

NAME: Las Vegas Investments & Realty IC Cash Balance PLN

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC

ADDRESS: 9275 W. Russell Road Suite 400

CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____

TELEPHONE: 7029694236 CELL _____ EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services

ADDRESS: 5725 Badura Ave Suite 100

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

TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

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


Property Owner (Signature)

LEVI PARKER, PRESIDENT
Property Owner (Print) OWNER

8/12/24
Date

DEPARTMENT USE ONLY

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APPLICATION # (S) WS-25-0083

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

LEN2405.000

January 15, 2025

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

Planner Copy

**RE: Mistral & Edmond East
Justification Letter for a Waiver of Development Standards and Design Review
(6 lots; 2.5+/- acres; APN: 176-13-601-033)**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Waiver (WS) and Design Review (DR) for the proposed community. A Zone Change (ZC), Master Plan Amendment (MPA) and Vacation (VS) application is also being submitted for this project.

Project Description

The subject parcel, within the Enterprise Jurisdiction, is located at the northeast corner of the Hauck Street and Camero Avenue intersection. The proposed residential subdivision is approximately 2.5 gross acres with 6 single family residential dwelling units, resulting in a density of 2.4 dwelling units per gross acre. The associated Tentative Map (TM) will establish the layout of the 6-residential lots, 4 common elements and the interior street network. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

Design Review

Site Plan

The project is composed of 6 total lots. All lots are 82-foot minimum in width and vary from 124 feet to 134 feet deep. Lots 1 and 6 will front Hauck Street while the remaining lots are generally laid out in an east to west orientation. The project is proposed to be constructed in one phase. The subdivision will have interior private streets that are 43 feet wide including an attached 4-foot sidewalk on one side. The main private street is a hammerhead that is less than 500 feet long per CCAUSD No. 212.1.S1. The project will not be gated and will include one entrance.

Perimeter public streets include Hauck Street to the east and Camero Avenue to the south. Hauck Street is a 55-foot right-of-way with 5-foot detached sidewalk and lots fronting. Camero Avenue is a 55-foot right-of-way with proposed 15 feet of landscaping with 5 foot detached sidewalk on the north side of the street. These public streets will include full offsite improvements including curb, gutter, and sidewalks.

The proposed site is within the RNP I overlay as well as surrounded by the RNP I overlay to the north, south, and west. The minimum lot size around the perimeter and throughout the site is 10,000 square feet and meets the buffer requirements.

Architecture

The planned architecture for the project includes two floorplans. One floor plan is 68-foot wide and one is 70-foot wide. They range in size of livable area from 3,565 to 3,776 square feet. All plans have one story and are less than 25-feet in height. The plans offer 3-car and 4-car garage options. Each house will have a 20-ft driveway. Proposed floor plans and elevations are included with the submittal package. The proposed development and

building architecture will be designed with consideration of the existing surrounding communities to ensure there is minimal impact to existing neighborhoods.

Waiver of Development Standards:

Title 30 Section 30.02.05 – RS10: Residential Single-Family 10 – Setbacks

Standard:	Front (Living): 30 feet (can be reduced to 18' for 50% of building width) Front (Garage): 20 feet Side (Interior): 10 feet Side (Corner): 15 feet Rear (Living): 25 feet Rear (Patio): 12 feet
Requested Waiver:	Front (Living): 20 feet (can be reduced to 10' for 50% of building width) Front (Garage): 20 feet Side (Interior): 5 feet Side (Corner): 10 feet Rear (Living): 20 feet
Justification:	The requested setbacks will allow large one story homes on the proposed lots. Each lot is a minimum of 10,000 square feet. The proposed layout shows 6 lots on the parcel. In order to meet historic drainage patterns, the internal street was required to be oriented in an east-west direction. The resulting lot depth do not allow for the full RS10 setbacks to be met.

Title 30 Section 30.04.03.C.2.i. – Retaining Walls – Maximum Wall Height

Standard:	Retaining walls shall be no more than 3 feet in height
Requested Waiver:	Increase retaining walls to 5 feet where needed
Justification:	The hammerhead proposed through the project site contains a high point to keep public flow within the public street to meet drainage criteria. This high point creates perimeter wall conditions of up to approximately 5-ft above existing. This condition requires retaining up to 5-ft in this area.

Title 30 Section 30.04.06.F.1 – Residential Adjacency - Grading

Standard:	All grading shall not place more than 3 feet of fill a minimum of 5 feet from a shared property line
Requested Waiver:	Allow up to 5 feet of fill at a shared property line
Justification:	The hammerhead proposed through the project site contains a high point to keep public flow within the public street to meet drainage criteria. This high point creates perimeter wall conditions of up to approximately 5-ft above existing. This condition requires up to 5-ft of fill at the project boundary in this area.

Title 30 Section 30.04.06.G.2.ii – Residential Adjacency – RNP NPO Transition

Standard: Development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines

Requested Waiver: Allow 22’ rear yard setback to primary building for lot 3 and 4.

Justification: The parcels to the north and south of the proposed project are currently zoned RS20 with an RNP NPO overlay. This means that there must be at least 30-ft rear setback for lots 2-5 and lots 1 and 6 must have a side setback of 10-ft to meet code. Due to the hammerhead, lots 3 and 4 have a minimum of 22-ft setback. There are currently no houses constructed north of the site and the existing homes to the south are across Camero Avenue. The common element along the south side of the site as well as the Camero Avenue public right of way provide significant distance between any existing structure and the proposed home on lot 4.

CCAUSD No. 222 – Residential Driveway Geometrics

Standard: 28-ft max driveway width for 3+ car garages.

Request: To allow residential driveways widths of up to 37-ft on lots 1 through 6.

Justification: The homes in this community are large estate homes. These homes have 4 car garages. This design for these large houses produces a wider than allowed driveway. We feel that this waiver is acceptable due to the nature of the architecture and lot size.

Title 30 Section 30.04.01.D.7.iii – Street Landscaping – Landscape Design

Standard: Landscaping shall be provided along a public street where sidewalks are required.

Requested Waiver: To remove the requirement for landscaping in front of lots 1 & 6.

Justification: Lots 1 & 6 are fronting Hauck Street and therefore do not have a second row of landscaping along Hauck Street. The SVZs, proposed street lights, and driveways do not allow landscaping in front of the sidewalk.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500019-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:

TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 2.5 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-13-601-033

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential subdivision
- Number of Lots: 6
- Density (du/ac): 2.4
- Minimum/Maximum Lot Size (square feet): 10,140/15,607 (gross)/10,140/14,555 (net)

Project Description

The plan depicts a 6 lot single-family detached residential subdivision located at the northeast corner of Camero Avenue and Hauck Street. The plans show the overall site is 2.5 acres with a density of 2.4 dwelling units per acre. The lots range in size from a gross area of 10,140 square feet up to 15,607 square feet and a net lot size of 10,140 square feet up to 14,555 square feet. One common element is shown along Camero Avenue along with 3 internal common elements. The internal common elements consist of 2 narrow strips on the north side of Lot 6 and the south side of Lot 1 and another narrow strip located at the peak of the hammerhead. The provided plans show a minimum front setback of 10 feet is proposed along with 5 foot setback reductions along the interior side, street side, and rear to 5 feet, 10 feet, and 20 feet, respectively. The subdivision, except for Lots 1 and 6, will have access through a 39 foot wide private street with a 4 foot wide attached sidewalk along the northern portion of the street and will take access from Hauck Street. The plans show the private street will run east to west and extends the length of the subdivision and will terminate as a hammerhead. Four of the lots will get access from the proposed internal street with Lots 1 and 6 facing and getting access directly from Hauck Street. The plans show the provided driveways will be at least 20 feet long and will be 37 feet wide. Five foot wide detached sidewalks are provided along both Hauck Street and Camero Avenue.

The provided cross sections show a 5 foot tall retaining wall along with 5 feet of increased fill is needed along the northern and eastern property lines.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Added the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005
UC-0480-99	Allowed the installation of 138kV & 230kV overhead transmission lines up to 110 feet in height	Approved by PC	May 1999

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-25-700004	The redesignation of the site from Ranch Estate Neighborhood to Low-Intensity Suburban Neighborhood land use designation is a companion item on this agenda.
ZC-25-0082	The reclassification of the site from the RS20 zone to the RS10 zone with the removal of the NPO-RNP Overlay is a companion item on this agenda.
WS-25-0083	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0081	A vacation and abandonment of government patent easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The lots are only accessible from internal private streets, with rows of lots on each side of the street, or from external local streets. There are no double frontage lots, as common lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. Staff, however, finds the use of hammerhead cul-de-sacs is not the preferred design of terminating streets and has concerns the design would impact the proper movement of traffic within the site and could

impact the lots adjacent to these terminating points. As a result, staff is unable to support this tentative map request.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

Building Department - Addressing

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

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0164-2024 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118

7



Department of Comprehensive Planning Application Form

16A

ASSESSOR PARCEL #(s): 176-13-601-033

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (East)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Master Plan Amendment, Zone Change, Design Review, Vacation, Waiver for 6 lot residential development. Waiver of dedication

PROPERTY OWNER INFORMATION

NAME: Las Vegas Investments & Realty IC Cash Balance PLN

ADDRESS: _____

CITY: _____

TELEPHONE: _____

CELL _____

EMAIL: _____

STATE: _____

ZIP CODE: _____

APPLICANT INFORMATION (must match online record)

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ADDRESS: 9275 W. Russell Road Suite 400

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REF CONTACT ID # _____

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EMAIL: JEANETTE.JEFFERY@LENNAR.COM

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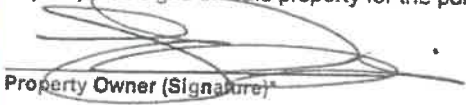
TELEPHONE: 7022845300

CELL NA

EMAIL: lvproc@westwoodps.com

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

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


Property Owner (Signature)

LEVI PARKER, PRESIDENT
Property Owner (Print) OWNER

8/12/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (S) YM-25-500019

PC MEETING DATE 3/18/25

BCC MEETING DATE 4/16/25

FAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]

DATE 1/23/25

FEE \$ 750

DATE 2/26/25

2



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-13-601-033

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (East)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Master Plan Amendment, Zone Change, Design Review, Vacation, Waiver for 6 lot residential development. Waiver of dedication

PROPERTY OWNER INFORMATION

NAME: INTERNATIONAL, LLC

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC

ADDRESS: 9275 W. Russell Road Suite 400

CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____

TELEPHONE: 7029694236 CELL _____ EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services

ADDRESS: 5725 Badura Ave Suite 100

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

TELEPHONE: 7022845300 CELL NA EMAIL: typroc@westwoodps.com

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

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


Property Owner (Signature)*

LEVI PARKER
Property Owner (Print)

8/2/24
Date

DEPARTMENT USE ONLY

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

APPLICATION # (U) TM-22-500019

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700006-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW

TRS:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 8.35 acres.

Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

177-29-401-002; 177-29-401-004; 177-29-404-005; 177-29-404-007

EXISTING LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.35
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Neighborhood Commercial (NC) to Compact Neighborhood (CN). More specifically, the site is proposed for development of a 118 lot single-family attached townhouse project with a density of 14.13 dwelling units per acre. The applicant is requesting a zone change on the 8.35 acres from a CG and RS20 to RM18. This zone change requires a master plan amendment to the Compact Neighborhood (CN) land use category. According to the applicant, changing the planned land use category to a higher residential category will provide for an opportunity to develop much needed housing for the area and will help support more varied housing option types, density, and price points for future residences.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400042 (DR-0173-17)	Extension of time for a tavern within an approved retail center - expired	Approved by BCC	June 2019
DR-0173-17	For a tavern within an approved retail center - expired	Approved by BCC	April 2017
NZC-0637-16	Reclassified a portion of this site from R-E and C-1 to C-2 zoning; design review for a proposed shopping center, veterinarian office, and a mini-warehouse facility - design review expired	Approved by BCC	December 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Commercial Neighborhood; Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Undeveloped
South	Commercial Neighborhood	CG & RS20	Retail center & Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Commercial Neighborhood	RS2 & CG	Partially developed single-family residential subdivision & Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac); Corridor Mixed-Use	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0086	A zone change to reclassify the site from CG and RS20 to RM18 zoning is a companion item on this agenda.
VS-25-0087	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
PUD-25-0088	A planned unit development for a 118 lot single-family attached residential development with development standard modifications is a companion item on this agenda.
WS-25-0089	A waiver of development standards and design review for a 118 lot single-family attached townhouse project is a companion item on this agenda.
TM-25-500021	A tentative map for a 118 lot single-family residential attached subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Neighborhood Commercial (NC) to Compact Neighborhood (CN) which allows up to 18 du/ac. The Master Plan's intended primary land uses in the Compact Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Compact Neighborhood land use designation appropriate for this location. The subject site is adjacent to Valley View Boulevard, which is an arterial street. The Master Plan encourages higher density uses, such as those intended in the Compact Neighborhood land use category to be located along major streets and near existing or proposed services. The request also complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations; in particular, seek opportunities to expand "middle" housing options that are less prevalent such as duplexes, townhomes, triplexes, fourplexes, and smaller multi-family complexes. For these reasons, staff finds the request for the Compact Neighborhood land use category appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025, at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

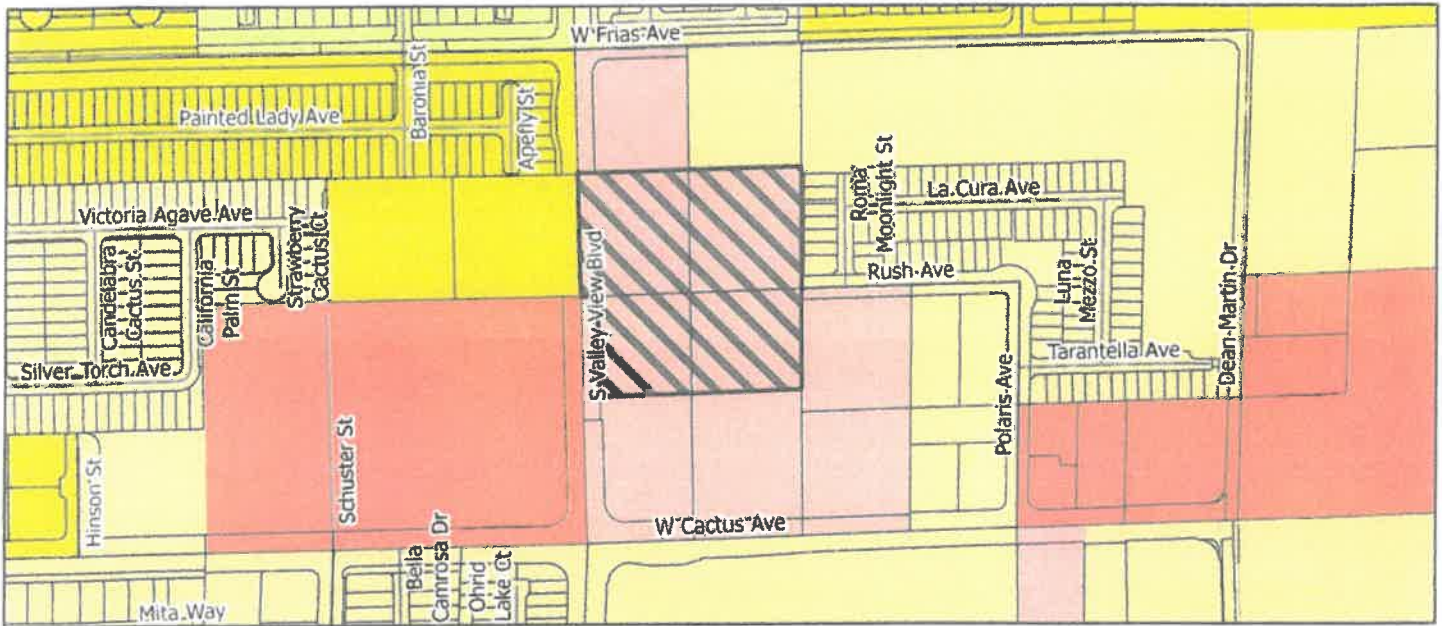
APPLICANT: BEAZER HOMES

**CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE
300, LAS VEGAS, NV 89120**

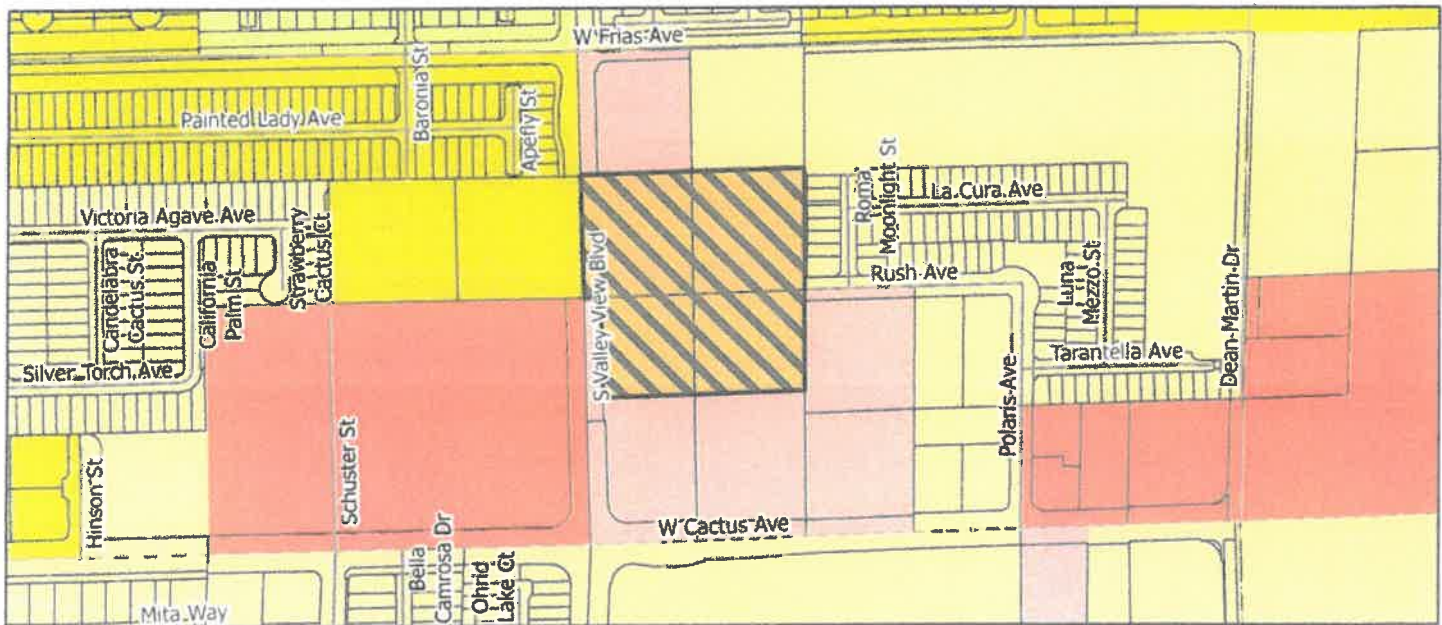
DRAFT

Planned Land Use Amendment PA-25-700006

DRAFT



Current



Requested

- Neighborhoods**
- Outlying Neighborhood (ON)
 - Edge Neighborhood (EN)
 - Ranch Estate Neighborhood (RN)
 - Low-Intensity Suburban Neighborhood (LN)
 - Mid-Intensity Suburban Neighborhood (MIN)
 - Compact Neighborhood (CN)
 - Urban Neighborhood (UN)
- Employment**
- Business Employment (BE)
 - Industrial Employment (IE)

- Commercial and Mixed Use**
- Neighborhood Commercial (NC)
 - Corridor Mixed-Use (CM)
 - Entertainment Mixed-Use (EM)
- Other**
- Agriculture (AG)
 - Open Lands (OL)
 - Public Use (PU)
 - Major Projects (MP)
 - Planning Areas

Requested Area To Change

Enterprise Clark County, Nevada

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



Department of Comprehensive Planning Application Form

17A

ASSESSOR PARCEL #(s): 177-29-401-002, 177-29-401-004, 177-29-404-005, and 177-29-404-007

PROPERTY ADDRESS/ CROSS STREETS: Cactus Avenue and Valley View Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 118 townhome unit community on 8.35 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: ROOHANI KHUSROW FAMILY TRUST

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: 702-823-2300

CELL 702-249-0777

EMAIL: kroohani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Beazer Homes Holdings LLC

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson

STATE: NV

ZIP CODE: 89-74

REF CONTACT ID # _____

TELEPHONE: 702-340-7810

CELL 702-340-7810

EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702-586-9296

CELL 702-403-4174

EMAIL: darryl.lattimore@actus-nv.com

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

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

Property Owner (Signature)*

Khusrow Roohani - Trustee,
Khusrow Roohani Family Trust

Property Owner (Print)

11/17/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) PA-25-700006

PC MEETING DATE 3/18/25

BCC MEETING DATE 4/16/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY RG

DATE 1/22/25

FEES \$3,200

DATE 2/26/25

January 20, 2025



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Granite Point
Land Use Justification Letter
in support of a Master Plan Amendment
APNs: 177-29-401-002, 177-29-401-004, 177-29-404-005 & 177-29-404-007**

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Master Plan Amendment application for the subject property. The applicant will also be applying for a Waiver of Standards, Planned Unit Development, Re-Zone, Tentative Map and Vacation as companion items. Granite Point will consist of one hundred eighteen (118) single-family attached (townhouse) residential lots and six (6) common lots encompassing the entire 8.35 acre site for a density of 14.13 residential lots per acre. A summation of the requests is stated below and are presented in detail after the summation.

Project Description

The project consists entirely of 8.35 acres and is generally located 330 feet north of the intersection of Cactus Avenue and Valley View Boulevard. The project site is located in a portion of the West Half (W ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 29, Township 22 South, Range 61 East, MDB&M, Nevada commonly known as APNs: 177-29-401-002, 177-29-401-004, 177-29-404-005 & 177-29-404-007.

The project site is currently zoned as Commercial General (CG) and Residential Single Family (RS20) with a land use designation of Neighborhood Commercial (NC). The project site is bounded to the North by undeveloped land (zoned CG and RS20 with land use designations of NC and MN, respectively), to the West across Valley View Boulevard by undeveloped land (zoned RS20 with land use designations of LN and CM), to the South by undeveloped land and an existing commercial development (zoned CG and RS20 with land use designation of NC) and to the East by developed residential and undeveloped land (zoned CG and RS2 with land use designations of NC and MN, respectively). Please see the Site Plan for said zoning and land use designations.

**PLANNER
COPY**

PA-25-700006

Master Plan Amendment

The applicant is respectfully requesting a Master Plan Amendment from Neighborhood Commercial (NC) to Compact Neighborhood (CN) for the subject parcels in support of the proposed residential development. Please note a separate Re-Zone will be processed concurrently to change the existing zoning designation from CG and RS20 to RM18 to allow for development of the currently proposed townhome community.

Several Clark County Land Use Policies within the Clark County Master Development Plan are met with the proposal of this project:

Goal 1.1 Policy 1.1.1: Mix of Housing Types: *Encourage the provision of diverse housing types at varied densities and in numerous locations.*

Said policy specifically encourages development of townhomes as a fulfillment of this policy. The proposed townhomes will range in livable square footage from 1,235 square feet to 2,050 square feet. The project will offer homes for first time buyers and will provide an alternative to traditional single family detached product.

Goal 1.4 Policy 1.4.4: Infill and Redevelopment: *Encourage infill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scan and intensity of the surrounding area.*

Development of the proposed townhomes will help reduce the number of infill parcels within this neighborhood.

Enterprise Goal EN-2 Policy EN-2.1: Public Facilities Needs Assessment: *Require new development to contribute proportionally towards the provision of necessary public infrastructure in accordance with the PFNA.*

The current Re-zone request will most likely be assessed a PFNA fee.

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,



Darryl C. Lattimore, PE
President

**PLANNER
COPY**

PA-25 - 700006

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0086-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify 8.35 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

177-29-401-002; 177-29-401-004; 177-29-404-005; 177-29-404-007

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DUXAC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.35
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to RM18 (Residential Multi-Family 18). The subject site is proposed for a 118 lot single-family attached townhouse project with a density of 14.13 dwelling units per acre. According to the applicant, the proposed zoning district appears to be a more compatible designation for the site being that it is adjacent to a large RS2 development to the east. Furthermore, the proposed request will not have any substantial adverse effect on the surrounding public facilities and services already contemplated for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-40042 (DR-0173-17)	Extension of time for a tavern within an approved retail center - expired	Approved by BCC	June 2019
DR-0173-17	For a tavern within an approved retail center - expired	Approved by BCC	April 2017

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0637-16	Reclassified a portion of this site from R-E and C-1 to C-2 zoning; design review for a proposed shopping center, veterinarian office, and a mini-warehouse facility - design review expired	Approved by BCC	December 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Commercial Neighborhood; Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Undeveloped
South	Commercial Neighborhood	CG & RS20	Retail center & Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Commercial Neighborhood	RS2 & CG	Partially developed single-family residential subdivision & Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac); Corridor Mixed-Use	RS20	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700006	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
VS-25-0087	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
PUD-25-0088	A planned unit development for a 118 lot single-family attached residential development with development standard modifications is a companion item on this agenda.
WS-25-0089	A waiver of development standards and design review for a 118 lot single-family attached townhouse project is a companion item on this agenda.
TM-25-500021	A tentative map for a 118 lot single-family residential attached subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Currently, the property is zoned CG and RS20 and has been undeveloped for many years. The proposed density of this project is compatible with the nearby land uses in the area. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations; in particular, seek opportunities to expand “middle” housing options that are less prevalent such as duplexes, townhomes, triplexes, fourplexes, and smaller multiple family complexes. For these reasons, staff finds the request for the RM18 Zone appropriate.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners’ meeting for final action on April 16, 2025, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0202-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: BEAZER HOMES

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0087-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

177-29-401-002; 177-29-401-004; 177-29-404-005; 177-29-404-007

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of the following: 1) 30 foot wide patent easement on the south property line of parcel 177-29-401-002; 2) 30 foot wide patent easements on the south and east property lines of parcel 177-29-401-004; 3) 33 foot wide patent easements on the north and east property lines of parcels 177-29-404-005 and 177-29-404-007; and 4) 5 foot wide easement along the west property line of parcel 177-29-401-002. These easements are no longer necessary for the proposed single-family residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400042 (DR-0173-17)	Extension of time for a tavern within an approved retail center - expired	Approved by BCC	June 2019
ET-18-400114 (WS-0130-16)	Extension of time for a comprehensive sign plan in conjunction with an approved retail center - expired	Approved by BCC	July 2018
DR-0173-17	Tavern within an approved retail center	Approved by BCC	April 2017
NZC-0637-16	Reclassified a portion of this site from R-E and C-1 to C-2 zoning; design review for a proposed shopping center, veterinarian office, and a mini-warehouse facility - design review expired	Approved by BCC	December 2016
WS-0130-16	Allowed an animated sign (video unit), design review for a comprehensive sign plan in conjunction with an approved retail center	Approved by BCC	May 2016

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0787-15	Established a comprehensive lighting plan in conjunction with an approved retail center	Approved by BCC	January 2016
VS-0924-14	Vacated government patent easements on this site	Approved by PC	January 2015
ZC-0596-14	Reclassified a portion of the site to a C-1 zone for a retail center	Approved by BCC	August 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Commercial Neighborhood; Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Undeveloped
South	Commercial Neighborhood	CG & RS20	Retail center & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Commercial Neighborhood	RS2 & CG	Partially developed single family residential subdivision & undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac); Corridor Mixed-Use	RS20 & RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700006	A plan amendment to redesignate the land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0086	A zone change to reclassify the site from CG and RS20 to RM18 is a companion item on this agenda.
PUD-25-0088	A planned unit development for a 118 lot single-family attached residential development with development standard modifications is a companion item on this agenda.
WS-25-0089	A waiver of development standards and design review for a 118 lot single-family attached townhouse project is a companion item on this agenda.
TM-25-500021	A tentative map for a 118 lot single-family residential attached 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 patent easements and BLM grant that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

DRAFT



Department of Comprehensive Planning Application Form

19A

ASSESSOR PARCEL #(s): 177-29-401-002, 177-29-401-004, 177-29-404-005, and 177-29-404-007

PROPERTY ADDRESS/ CROSS STREETS: Cactus Avenue and Valley View Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 118 townhome unit community on 8.35 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: ROOHANI KHUSROW FAMILY TRUST

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: 702-823-2300

CELL 702-249-0777

EMAIL: kroohani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Beazer Homes Holdings LLC

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson

STATE: NV

ZIP CODE: 89-74

REF CONTACT ID # _____

TELEPHONE: 702-340-7810

CELL 702-340-7810

EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702-586-9296

CELL 702-403-4174

EMAIL: darryl.lattimore@actus-nv.com

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

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

Property Owner (Signature)*

Khusrow Roohani - Trustee,
Khusrow Roohani Family Trust

Property Owner (Print)

11/17/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-25-0087

PC MEETING DATE 3/18/25

BCC MEETING DATE 4/16/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY RG

DATE 1/22/25

FEES \$1,700

DATE 2/24/25

January 20, 2025



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Granite Point
Vacation and Abandonment Justification Letter
APNs: 177-29-401-002, 177-29-401-004, 177-29-404-005 & 177-29-404-007**

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Vacation & Abandonment application. Beazer Homes is proposing to develop a single-family attached townhome residential subdivision on 8.35 acres located 330 north of the intersection of Cactus Avenue and Valley View Boulevard.

The application is requesting abandonment of the existing onsite patent easements and 5-feet of Bureau of Land Management (BLM) right-of-way easement in Valley View Boulevard per current Clark County Title 30 requirements (see attached Vacation Site Map).

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,

Darryl C. Lattimore, PE
President

**PLANNER
COPY**

VS-25-0087

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-25-0088-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

PLANNED UNIT DEVELOPMENT for a 118 lot single-family residential attached development with modified development standards on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg (For possible action)

RELATED INFORMATION:

APN:

177-29-401-002; 177-29-401-004; 177-29-404-005; 177-29-404-007

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.35
- Project Type: Single-family attached residential
- Number of Lots: 118
- Density (du/ac): 14.13
- Minimum/Maximum Lot Size (square feet): 1,210/1,634
- Number of Stories: 2
- Building Height (feet): 38
- Square Feet: 1,333 (minimum)/2,251 (maximum)
- Open Space Required/Provided: 14,160/15,672
- Parking Required/Provided: 260/283

Site Plan

The plan depicts a single-family residential attached development totaling 118 lots on 14.13 acres located on the east side of Valley View Boulevard. The density of the overall development is shown at 14.13 dwelling units per acre. The lots range in size from a minimum area of 1,210 square feet to a maximum of 1,634 square feet. Access to the development is from Valley View Boulevard to the west and Rush Avenue to the east. The development's internal access is comprised of a 39 foot wide private streets and a 30 foot wide stub streets.

The plans depict a modified setbacks from the standard Title 30 setback requirements for RM18 zoning. The proposed setbacks are as follows: 4 feet minimum from the front (garage), 4 feet from the front (living), 4 feet from the rear, zero feet from the rear for the porch/patio, zero feet between the attached units, 10 feet to the private street side between buildings, and 5 feet minimum from side street.

The plans depict the proposed minimum lot size for this development is 1,210 square feet and a maximum lot size of 1,634 square feet, where per Title 30, minimum lot size for RS2 zone is 2,000 square feet.

Landscaping

The landscape plan show that the interior and street landscaping are being provided. A 15 foot wide landscape strip is being provided along Valley View Boulevard which consists of a 5 foot wide detached sidewalk and 5 foot wide landscaping on each side with double row of Shoestring Acacia that is spaced every 30 feet on center. Along Rush Avenue, an attached sidewalk and medium sized trees provided.

The proposed development does will not have a formal private yard. Landscape, amenities, and walkways will be provided within the common elements. A total of 15,672 square foot of open space is provided when 14,160 square feet is required.

The landscape plan depicts a modified landscape buffer of 10 feet wide proposed along Common Elements C and E. These areas are located adjacent to properties that are less intense use. The standard requirement is 15 feet wide. The affected areas feature a double row of evergreen trees along the portion of the north and east between the north property line and Rush Avenue to the south. In the east property line between Rush Avenue and the south property line a single row of evergreen trees. A 6 foot high decorative wrought iron fence along the east property line, between the north property line and Rush Avenue to the south, where an 8 foot high screen wall is required per Title 30 for buffer and screening requirement.

Elevations

The elevations provided show the attached dwelling units comprising of 3 different models for the exterior design of the homes. The models overall have similar elevations throughout the development with 5 different options. The residences are shown with window trim, iron railing for the balcony, coach lighting, painted stucco, stucco trims, hewn stone, cast iron stone, and wrapped facia. The roof consists of pitch gable roof and concrete flat tile roof. Each residence includes a 2 car garage with garage door with variation in color.

All buildings height, except for Building Type 3 is up to 35 feet in height, with Building 3 is measured with an overall height of 38 feet, and at the central part of the building an optional 3rd story units are located.

Floor Plans

The models shown range in size from 1,333 square feet to 2,251 square feet, including porch entry, balcony and 2 car garage spaces. The attached dwellings contain 3 to 4 bedrooms that are located on multiple floors.

Applicant's Justification

The applicant states that the proposed planned unit development will not adversely affect the surrounding properties. The setbacks required are conducive with a town home development. All of the setbacks are internal to the project site while the perimeter setbacks are maintained to not negatively impact the surrounding communities. The request to modify to a smaller lot size is to have a transition by maintaining appropriate buffering and similar building heights. Building Type 3 has a third story option which raises the height of 2 units of the 5 unit to 36 feet 2 inches plus foundation is rounded up to 38 feet for the request for the modification of the standards. The 3rd story option provides additional building variation and articulation within the site and the building height is only an 8.6% increase of code for 40% (2 of 5 units) of the building elevation. The additional modification for this development is the proposed reduction of the landscape buffer width between this development the adjacent properties with less intense zoning categories. Development of this infill parcel is compatible and harmonious with adjacent uses as there is an existing single-family residential community (RS2) to the east of the project site. The building heights and material of the proposed buildings are compatible with the surrounding communities. This community will propose alternative setbacks.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400042 (DR-0173-17)	Extension of time for a tavern within an approved retail center - expired	Approved by BCC	June 2019
ET-18-400114 (WS-0130-16)	Extension of time for a comprehensive sign plan in conjunction with an approved retail center - expired	Approved by BCC	July 2018
DR-0173-17	For a tavern within an approved retail center	Approved by BCC	April 2017
NZC-0637-16	Reclassified a portion of this site from R-E and C-1 to C-2 zoning; design review for a proposed shopping center, veterinarian office, and a mini-warehouse facility - design review expired	Approved by BCC	December 2016
WS-0130-16	Allowed an animated sign (video unit), design review for a comprehensive sign plan in conjunction with an approved retail center	Approved by BCC	May 2016
DR-0787-15	Established a comprehensive lighting plan in conjunction with an approved retail center	Approved by BCC	January 2016
VS-0924-14	Vacated government patent easements on this site	Approved by PC	January 2015
ZC-0596-14	Reclassified a portion of the site to a C-1 zone for a retail center	Approved by BCC	August 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Commercial Neighborhood; Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Undeveloped
South	Commercial Neighborhood	CG & RS20	Retail center & Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Commercial Neighborhood	RS2 & CG	Partially developed single family residential subdivision & Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac); Corridor Mixed-Use	RS20 & RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700006	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0086	A zone change to reclassify the site from CG and RS20 to RM18 zoning is a companion item on this agenda.
VS-25-0087	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
WS-25-0089	A waiver of development standards and design review for a 118 lot single-family attached townhouse project is a companion item on this agenda.
TM-25-500021	A tentative map for a 118 lot single-family residential attached subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area.

Staff finds that the proposed townhouse development is surrounded by other developments that is less dense. The adjacent property to the north is currently undeveloped that is zoned commercial and residential. The adjacent parcel to the east is currently being developed as a single-family detached residential development. To the south an undeveloped residential zoned property and an existing commercial development. To the west is classified as an RS20 and RS20 (NPO-RNP) zoning districts and are currently undeveloped. The proposed development would support Goal 1.1 of the Master Plan to provide opportunities for the diverse housing options to meet the needs of residents of all ages, income levels and abilities. The proposed development would also support Policy 1.3.2 of the Master Plan which encourages a mix of housing options within neighborhoods, both product types and unit sizes.

With that said, staff has concerns regarding the design of the proposed development. Staff's biggest concern is traffic circulation and pedestrian walkability within the interior of the site. Staff finds that many of the interior streets do not have enough width for safe paths of travel for pedestrians. Given the density along these streets, the lack of sidewalks, and shortened driveways, staff is concerned that travel on these streets could become congested and cause safety issues for both motorists and pedestrians. But they have common elements and sidewalks between buildings. Also, staff finds the reduction in lot size request to be excessive. While code requires a minimum of 1,800 square foot lot size for a single-family lot in an RM18 Zone, some of the lots are as small as 1,210 square feet. The increased in building height of 38 feet is excessive compared to the surrounding residential developments that has a height of 35 feet or below. The reduced landscape buffer width and decorative iron fence does not meet the proper screening and buffering of the adjacent single-family residential development and not adequately protecting the adjacent less intense development. The subject site is abutting an NPO-RNP Overlay District to the west. In accordance with Section 30.04.06G requires 10,000 square foot residential lots, building height, rear and side setbacks along Valley View Boulevard to serve as a transition between the NPO-RNP and the proposed subdivision with RM18 zoning. However, the abutting NPO-RNP Overlay is undeveloped, parcel (APN 177-30-801-005) which has a planned land use of Low-Intensity Suburban Neighborhood. Staff finds that the provision of 10,000 square foot lots abutting the NPO-RNP Overlay is unnecessary since the parcel is undeveloped and is surrounded by existing residential neighborhoods that are also zoned RS3.3.

Overall, staff finds that the proposed development will comply with Master Plan Policies 1.1.1, 1.1.2, 1.3.2, and 1.4.4, which encourage in-fill development, a mix of housing types with varying architectural styles, and the location of housing near major transit corridors. In addition, staff also finds that the proposed development will also support Enterprise Policy EN-1.1, which seeks to preserve the integrity of contiguous and uniform suburban neighborhoods in Enterprise through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses. While these are important factors, staff, however, ultimately finds that the aforementioned concerns described above outweigh the benefits provided by the development and, therefore, are unable to support this proposed planned unit development.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- CC & Rs to require residents park in garages and restricting the use of garages for storage only, and no parking on driveways measuring 4 feet in length;
- 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 shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER NOMES

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

20A

ASSESSOR PARCEL #(s): 177-29-401-002, 177-29-401-004, 177-29-404-005, and 177-29-404-007

PROPERTY ADDRESS/ CROSS STREETS: Cactus Avenue and Valley View Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 118 townhome unit community on 8.35 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: ROOHANI KHUSROW FAMILY TRUST

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: 702-823-2300

CELL 702-249-0777

EMAIL: kroohani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Beazer Homes Holdings LLC

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson

STATE: NV

ZIP CODE: 89-74

REF CONTACT ID # _____

TELEPHONE: 702-340-7810

CELL 702-340-7810

EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702-586-9296

CELL 702-403-4174

EMAIL: darryl.lattimore@actus-nv.com

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

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


Property Owner (Signature)*

Khusrow Roohani - Trustee,
Khusrow Roohani Family Trust
Property Owner (Print)

11/17/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) PUD-25-0088

ACCEPTED BY RG

PC MEETING DATE 3/18/25

DATE 1/22/25

BCC MEETING DATE 4/16/25

FEES \$2,000

TAB/CAC LOCATION Enterprise

DATE 2/26/25

January 20, 2025



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Granite Point
Land Use Justification Letter
in support of a Planned Unit Development
APNs: 177-29-401-002, 177-29-401-004, 177-29-404-005 & 177-29-404-007**

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Planned Unit Development for the subject property. The applicant will also be applying for a Rezone, Master Plan Amendment, Tentative Map, Waiver of Standards (Public Works) and Vacation as companion items. Granite Point will consist of one hundred eighteen (118) single-family attached (townhouse) residential lots and six (6) common lots encompassing the entire 8.35 acre site for a density of 14.13 residential lots per acre. A summation of the requests is stated below and are presented in detail after the summation.

Summary of Requests:

- Re-Zone: CG/RS20 to RM18 (Per separate application)
- Master Plan Amendment: NC to CN (Per separate application)
- Vacation: Patent Easement and ROW (Per separate application)
- PUD:
 1. Single-Family Attached Residential Townhome
 2. Modified Setbacks from RM18 (RS2) requirements. See **Setbacks/Separations below**
 3. Decrease Minimum Lot Size from 1,800 sf to 1,210 square feet.
 4. Increase Building Height for three story option to 38 feet where 35 feet is required per *Title 30.02.09.B* (8.6% increase). See ***Floor Plans and Elevations Section for Justification.***
 5. Reduced 15-foot Perimeter Landscape Buffer adjacent to end of stub streets to 12 feet.

Waiver of Standards (Public Works per separate application):

1. Public Street to not end in approved terminus required per *Uniform Standard Drawing 212*.
2. Reduce distance from property line to driveway to 3 feet where 6 feet is required per *Uniform Standard Drawing 222* (50% reduction)
3. Reduce the internal street back of curb radii to 10 feet where 20 feet is required per *Uniform Standard Drawing 201* (50% reduction)
4. Allow 10 units in a 150-foot stub street where a maximum of 6 units is allowed 30.04.08.F.1 (67% increase)

Project Description

The project consists entirely of 8.35 acres and is generally located 330 feet north of the intersection of Cactus Avenue and Valley View Boulevard. The project site is located in a portion of the West Half (W ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 29, Township 22 South, Range 61 East, MDB&M, Nevada commonly known as APNs: 177-29-401-002, 177-29-401-004, 177-29-404-005 & 177-29-404-007.

The project site is currently zoned as Commercial General (CG) and Residential Single Family (RS20) with a land use designation of Neighborhood Commercial (NC). The project site is bounded to the North by undeveloped land (zoned CG and RS20 with land use designations of NC and MN, respectively), to the West across Valley View Boulevard by undeveloped land (zoned RS20 with land use designations of LN and CM), to the South by undeveloped land and an existing commercial development (zoned CG and RS20 with land use designation of NC) and to the East by developer residential and undeveloped land (zoned CG and RS2 with land use designations of NC and MN, respectively). Please see the Site Plan for said zoning and land use designations.

Planned Unit Development

Granite Point will consist of one hundred eighteen (118) single-family attached (townhouse) residential lots and seven (6) common lots encompassing the entire 8.35 acre site for a density of 14.13 residential lots per acre. Said density will not exceed the maximum density of 18 units per acre allowed within the proposed RM18 zoning within *Clark County Title 30.02.09*.

The PUD will not adversely affect the surrounding property. Development of this infill parcel is compatible and harmonious with adjacent uses as there is an existing single family residential community (zoned RS2) east of the project site. The building heights and material of the proposed buildings are compatible with the surrounding communities. This community will propose alternative setbacks and development waivers conducive with a townhome development. The project site will have like transitioning by maintaining appropriate buffering and similar building heights. Lots within the project site range in size from 1,210 gross square feet to 1,634 square feet with an average lot size of 1,339 square feet. One PUD request (**PUD Standard #3**) is to allow a minimum of 1,210 square feet in lieu of the minimum 1,800 square feet is being requested at this time.

Setbacks/Separations

The applicant is requesting the following modified setbacks (not including architectural encroachments) with the PUD (PUD Standard #2). :

- Front (Garage) Setback: 4 feet min and 5 feet max to private street
- Front (Living) Setback: 4 feet from living area to private street
- Rear Living Setback: 4 feet to Common Element
- Rear Porch/Patio Setback: 0 feet to Common Element (leading edge)
- Side Setback: 0 feet between units
- Corner Setback: 10 feet to private street

The setbacks required are conducive with a townhome development. All of the setbacks are internal to the project site while the perimeter setbacks are maintained to not negatively impact surrounding communities. Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties. The current site will meet Residential Adjacency Standards from residentially zoned APN: 177-29-401-003 to the north and to the existing *Dean Martin Frias Residential Subdivision* to the east.

Parking Analysis

The required parking for this development as follows:

Spaces per Unit: 236 garage spaces (2 spaces per each of the proposed 118 Units)
Visitor Parking: 24 spaces (1 space per every 5 Units)
Cumulative Spaces: 260 spaces

The current project site provides 236 garage spaces and 47 off-street parking spaces for a cumulative 283 spaces to meet the necessary parking requirement for the project site.

Open Space and Pedestrian Circulation

The landscape plan provided depicts a centralized amenity area within Common Element C. Each rear elevation will face a minimum 15-foot wide common element. All of landscaping within Granite Point (both in the common elements and the yard areas) will be maintained by the homeowner’s association so that the community will remain cohesively and properly maintained. Pedestrian circulation is maintained via proposed four-foot wide sidewalks throughout the community. The 15-foot perimeter landscape buffer is being requested to be reduced from 15 feet to 12 feet at the ends of 30-foot wide stub Street A, C, and D (PUD Standard #5). Please note that trees will still be planted within this area for buffering purposes. The minimum open space required for the project is 14160 square feet. There is a total of 66,069 square feet of total landscaped common element on the site. There is 15,572 square feet of useable open space as depicted as “Useable OS” on the Site Plan.

Floor Plans and Elevations

The developer is proposing four (4) different townhome buildings: two 5-Plexes and one 4-Plex. The proposed two-story homes will range in livable square footage from 1,235 square feet to 2,050 square feet. Each unit will have a widened two-car garage. Each unit will take access to the building via the rear of lot, so the front door of every unit will face a landscaped common element. The elevation materials consist of stucco finished walls and concrete tile roofs. The developer will provide four (4) different architectural elevation styles to each building to provide variety within the community. The elevations meet *Title 30.04.05.E.2* by providing the two of the listed design features: decks/patio and porch/patios. Please note that floor plans and elevation for the 5-Plex have not been provided at this time since they are similar 6-Plex units utilized at another project site. The townhomes are modular in nature, therefore design on the elevations will not change with the 5-Plex.

Building Type 3 has a third story option which raises the height of two units of the five unit to 36 feet 2 inches plus foundation (**rounded up to 38 feet** for the purposes of the waiver request) at the top of the roofline (**PUD Standard #4**). The developer is requesting an additional 12-inches for use of this option within all lots. The third story option provides additional building variation and articulation within the site and the building height is only an 8.6% increase of code for 40% (2 of 5 units) of the building elevation.

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,



Darryl C. Lattimore, PE
President

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0089-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify uniform standard drawings; and 2) increase the number of dwelling units on private stub streets in conjunction with a proposed 118 lot single-family attached residential subdivision on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

177-29-401-002; 177-29-401-004; 177-29-404-005; 177-29-404-007

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. To allow Rush Avenue to not terminate in a cul-de-sac where required per Uniform Standard Drawings 212.
 - b. Reduce the separation from the back of curb to a driveway to 3 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 67% reduction).
 - c. Reduce the back of curb radius to 10 feet where 20 feet is required per Uniform Standard Drawing 201 (a 50% reduction).
2. Allow 10 dwelling units where 6 dwelling units is the maximum allowed on a private stub street which is less than 150 feet in length per Section 30.04.08E (a 67% increase).

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.35
- Project Type: Single-family attached residential
- Number of Lots: 118
- Density (du/ac): 14.13
- Minimum/Maximum Lot Size (square feet): 1,210/1,634

Site Plan

The plan depicts a single-family residential attached development totaling 118 lots on 14.13 acres located on the east side of Valley View Boulevard. The density of the overall development

is shown at 14.13 dwelling units per acre. The lots range in size from a minimum area of 1,210 square feet to a maximum of 1,634 square feet. Access to the development is from Valley View Boulevard to the west and Rush Avenue to the east. The development's internal access is comprised of a 39 foot wide private streets and a 30 foot wide stub streets.

Applicant's Justification

The applicant is requesting to allow modification of the Uniform Standard Drawings 201, 212 and 222. The applicant is requesting a reduction in the internal street minimum back of curb radii per Uniform Standard Drawing 201. The reduced radii are only being requested adjacent to the proposed stub streets (less than 150 feet in length) and fire access/turning movements are not hindered by this request as fire trucks do not drive down in a stub streets less than 150 feet in depth. Rush Avenue will serve as the secondary point of access to the development instead of terminating as a cul-de-sac from the east. The distance from property line to driveway is being requested to be reduced. The wet utility and dry utility designs for this type of product vary from typical single-family detached product and 6 feet is not necessary to provide all facilities of the buildings. The proposed reduction is typical pattern with single family attached products.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400042 (DR-0173-17)	Extension of time for a tavern within an approved retail center - expired	Approved by BCC	June 2019
ET-18-400114 (WS-0130-16)	Extension of time for a comprehensive sign plan in conjunction with an approved retail center - expired	Approved by BCC	July 2018
DR-0173-17	For a tavern within an approved retail center.	Approved by BCC	April 2017
NZC-0637-16	Reclassified a portion of this site from R-E and C-1 to C-2 zoning; design review for a proposed shopping center, veterinarian office, and a mini-warehouse facility - design review expired	Approved by BCC	December 2016
WS-0130-16	Allowed an animated sign (video unit), design review for a comprehensive sign plan in conjunction with an approved retail center	Approved by BCC	May 2016
DR-0787-15	Established a comprehensive lighting plan in conjunction with an approved retail center	Approved by BCC	January 2016
VS-0924-14	Vacated government patent easements on this site	Approved by PC	January 2015
ZC-0596-14	Reclassified a portion of the site to a C-1 zone for a retail center	Approved by BCC	August 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Commercial Neighborhood; Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Undeveloped
South	Commercial Neighborhood	CG & RS20	Retail center & Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Commercial Neighborhood	RS2 & CG	Partially developed single family residential subdivision & Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac); Corridor Mixed-Use	RS20 & RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700006	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0086	A zone change to reclassify the site from CG and RS20 to RM18 zoning is a companion item on this agenda.
VS-25-0087	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
PUD-25-0088	A planned unit development for a 118 lot single-family attached residential development with modified development standards is a companion item on this agenda.
TM-25-500021	A tentative map for a 118 lot single-family residential attached subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Public Works - Development Review

Waiver of Development Standards #1a

Staff can support the request to not end Rush Avenue in approved terminus. The applicant agreed to maintain public access to Valley View Boulevard through the subdivision.

Waiver of Development Standards #1b

Staff has no objection to the reduction in the distance from the driveways to the property line. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their garages.

Waiver of Development Standards #1c

Staff has no objection to reducing the distance from the back of curb radius (BCR) for the internal stub streets. The reduction is for lots internal to the development that will see a lower volume of traffic, helping to mitigate potential impacts from the reduction.

Waiver of Development Standards #2

Staff cannot support the request to allow for 10 units on a stub street. The increase in the number of units on a stub street will create challenges for large vehicles such as fire trucks, delivery vehicles and trash trucks as they will need to back out the increased distance. The added lots will increase the chance of pedestrian and vehicle collisions with those traveling along the stub street. A maximum of 6 units is set by Title 30 to prevent such instances from occurring.

Staff Recommendation

Approval of waiver of development standards #1; denial of waivers of development standards #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- No community gates are to be installed;
- Clark County Fire Prevention approval to allow for 10 units on a stub street;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0202-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: BEAZER HOMES

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

21A

ASSESSOR PARCEL #(s): 177-29-401-002, 177-29-401-004, 177-29-404-005, and 177-29-404-007

PROPERTY ADDRESS/ CROSS STREETS: Cactus Avenue and Valley View Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 118 townhome unit community on 8.35 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: ROOHANI KHUSROW FAMILY TRUST

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: 702-823-2300

CELL 702-249-0777

EMAIL: kroohani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Beazer Homes Holdings LLC

ADDRESS: 2490 Paseo Verde Parkway, Suite 120

CITY: Henderson

STATE: NV

ZIP CODE: 89-74

REF CONTACT ID # _____

TELEPHONE: 702-340-7810

CELL 702-340-7810

EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702-586-9296

CELL 702-403-4174

EMAIL: darryl.lattimore@actus-nv.com

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

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

Property Owner (Signature)*

Khusrow Roohani - Trustee,
Khusrow Roohani Family Trust

Property Owner (Print)

11/17/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-25-0089

PC MEETING DATE 3/18/25

BCC MEETING DATE 4/16/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY RG

DATE 1/22/25

FEES \$200

DATE 2/26/25

January 20, 2025



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Granite Point
Land Use Justification Letter
in support of a Waiver of Standards
APNs: 177-29-401-002, 177-29-401-004, 177-29-404-005 & 177-29-404-007**

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Waiver of Standards application for the subject property. The applicant will also be applying for a Rezone, Master Plan Amendment, Tentative Map, Planned Unit Development and Vacation as companion items. Granite Point will consist of one hundred eighteen (118) single-family attached (townhouse) residential lots and six (6) common lots encompassing the entire 8.35 acre site for a density of 14.13 residential lots per acre. A summation of the requests is stated below and are presented in detail after the summation.

Summary of Requests:

Re-Zone: CG/RS20 to RM18 (Per separate application)
Master Plan
Amendment: NC to CN (Per separate application)
Vacation: Patent Easement and ROW (Per separate application)
PUD (per separate application):

1. Single-Family Attached Residential Townhome
2. Modified Setbacks from RM18 (RS2) requirements.
3. Decrease Minimum Lot Size from 1,800 sf to 1,210 square feet.
4. Increase Building Height for three story option to 38 feet where 35 feet is required per *Title 30.02.09.B* (8.6% increase).
5. Reduced 15-foot Perimeter Landscape Buffer adjacent to end of stub streets to 12 feet.

**PLANNER
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WS-25-0089

Waiver of Standards (Public Works):

1. Public Street to not end in approved terminus required per *Uniform Standard Drawing 212*.
2. Reduce distance from property line to driveway to 3 feet where 6 feet is required per *Uniform Standard Drawing 222* (50% reduction)
3. Reduce the internal street back of curb radii to 10 feet where 20 feet is required per *Uniform Standard Drawing 201* (50% reduction)
4. Allow 10 units in a 150-foot stub street where a maximum of 6 units is allowed 30.04.08.F.1 (67% increase)

Project Description

The project consists entirely of 8.35 acres and is generally located 330 feet north of the intersection of Cactus Avenue and Valley View Boulevard. The project site is located in a portion of the West Half (W ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 29, Township 22 South, Range 61 East, MDB&M, Nevada commonly known as APNs: 177-29-401-002, 177-29-401-004, 177-29-404-005 & 177-29-404-007.

The project site is currently zoned as Commercial General (CG) and Residential Single Family (RS20) with a land use designation of Neighborhood Commercial (NC). The project site is bounded to the North by undeveloped land (zoned CG and RS20 with land use designations of NC and MN, respectively), to the West across Valley View Boulevard by undeveloped land (zoned RS20 with land use designations of LN and CM), to the South by undeveloped land and an existing commercial development (zoned CG and RS20 with land use designation of NC) and to the East by developer residential and undeveloped land (zoned CG and RS2 with land use designations of NC and MN, respectively). Please see the Site Plan for said zoning and land use designations.

Waiver of Standards

Granite Point will consist of one hundred eighteen (118) single-family attached (townhouse) residential lots and seven (6) common lots encompassing the entire 8.35 acre site for a density of 14.13 residential lots per acre. Said density will not exceed the maximum density of 18 units per acre allowed within the proposed RM18 zoning within *Clark County Title 30.02.09*. The project site will utilize a 39-foot wide private streets and 30-foot wide stub streets. There will be primary access from Valley View Boulevard and secondary access from Rush Avenue. Rush Avenue will not terminate in a standard cul-de-sac (**Waiver of Development Standards #1**). The applicant and the Clark County Public Works Director met on November 13, 2024 to discuss this item. The Director supported this configuration of the entry from Rush Avenue.

The distance from property line to driveway is being requested to be reduced from 6 feet to 3 feet (**PW Waiver of Development Standards #2**). The wet utility and dry utility designs for this type of product vary from typical single family detached product and 6 feet isn't necessary to provide all necessary facilities to the buildings. Reduction of this separation is a typical pattern with single family attached products. The developer is requesting a reduction in the internal street minimum back of curb radii in UDS 201 from 20 feet to 10 feet (**PW Waiver of Development Standards #3**). Please note that the

reduced radii are only being requested adjacent to proposed stub streets (less than 150 feet in length) and that fire access/turning movements are not hindered by this request as fire trucks do not drive down stub streets less than 150 feet in depth. The applicant is requesting that 10 townhomes units be allowed to reside on a 150-foot stub street where a maximum of 6 townhome units are allowed (**PW Waiver of Development Standards #4**) for Street E (Lots 72 to 81). All other 30-foot stub streets within the site have less than 6 units except for Street E. The proposed 30-foot wide stub streets do not allow for on-street parking and will have minimal pedestrian traffic as this rear loaded townhome provides sidewalk at the rear of the home. Stub streets can be 25-feet in width, therefore the additional street width and no on-street parking requirement should adequately support the additional 4 units on the proposed stub streets.

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 blue ink, appearing to read "Darryl C. Lattimore".

Darryl C. Lattimore, PE
President

**PLANNER
COPY**

03/18/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500021-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 118 lot single-family attached residential lots and common lots with modified development standards on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg (For possible action)

RELATED INFORMATION:

APN:

177-29-401-002; 177-29-401-004; 177-29-404-005; 177-29-404-007

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.35
- Project Type: Single-family attached residential
- Number of Lots: 118
- Density (du/ac): 14.13
- Minimum/Maximum Lot Size (square feet): 1,210/1,634

The plan depicts a single-family residential attached development totaling 118 lots on 14.13 acres located on the east side of Valley View Boulevard. The density of the overall planned unit development is shown at 14.13 dwelling units per acre. The lots range in size from a minimum area of 1,210 square feet to a maximum of 1,634 square feet. Access to the development is from Valley View Boulevard to the west and Rush Avenue to the east. The development's internal access is comprised of a 39 foot wide private streets and a 30 foot wide stub streets.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400042 (DR-0173-17)	Extension of time for a tavern within an approved retail center - expired	Approved by BCC	June 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400114 (WS-0130-16)	Extension of time for a comprehensive sign plan in conjunction with an approved retail center - expired	Approved by BCC	July 2018
DR-0173-17	For a tavern within an approved retail center	Approved by BCC	April 2017
NZC-0637-16	Reclassified a portion of this site from R-E and C-1 to C-2 zoning; design review for a proposed shopping center, veterinarian office, and a mini-warehouse facility - design review expired	Approved by BCC	December 2016
WS-0130-16	Allowed an animated sign (video unit), design review for a comprehensive sign plan in conjunction with an approved retail center	Approved by BCC	May 2016
DR-0787-15	Established a comprehensive lighting plan in conjunction with an approved retail center	Approved by BCC	January 2016
VS-0924-14	Vacated government patent easements on this site	Approved by PC	January 2015
ZC-0596-14	Reclassified a portion of the site to a C-1 zone for a retail center	Approved by BCC	August 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Commercial Neighborhood; Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Undeveloped
South	Commercial Neighborhood	CG & RS20	Retail center & Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Commercial Neighborhood	RS2 & CG	Partially developed single family residential subdivision & Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac); Corridor Mixed-Use	RS20 & RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700006	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0086	A zone change to reclassify the site from CG and RS20 to RM18 zoning is a companion item on this agenda.
VS-25-0087	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.

Related Applications

Application Number	Request
PUD-25-0088	A planned unit development for a 118 lot single-family attached residential development with development standard modifications is a companion item on this agenda.
WS-25-0089	A waiver of development standards and design review for a 118 lot single-family attached townhouse project is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds that the subject site is abutting an NPO-RNP Overlay District, which requires 10,000 square foot residential lots along Valley View Boulevard to serve as a transition between the NPO-RNP and the proposed subdivision with RM18 zoning. However, the abutting NPO-RNP Overlay is undeveloped, parcel (APN 177-30-801-005) which has a planned land use of Low-Intensity Suburban Neighborhood. Staff finds that the provision of 10,000 square foot lots abutting the NPO-RNP Overlay is unnecessary since the parcel is undeveloped and is surrounded by existing residential neighborhoods that are also zoned RS3.3. Therefore, staff can support this request. This tentative map is accompanied with a companion items plan amendment (PA-25-700006), zone change (ZC-25-0086), vacation and abandonment (VS-25-0087), planned unit development (PUD-25-0088) and waiver of development standards (WS-25-0089). Staff deemed that the PA-25-700006 and ZC-25-0086 to be appropriate at this location. However, approval is contingent upon approval of the companion waiver and planned unit development for the entire project, which staff is not supporting; therefore, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- No community gates are to be installed;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0202-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

22A

ASSESSOR PARCEL #(s): 177-29-401-002, 177-29-401-004, 177-29-404-005, and 177-29-404-007

PROPERTY ADDRESS/ CROSS STREETS: Cactus Avenue and Valley View Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 118 townhome unit community on 8.35 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: ROOHANI KHUSROW FAMILY TRUST
ADDRESS: 9500 Hillwood Drive #201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: 702-823-2300 CELL 702-249-0777 EMAIL: kroohani@gmail.com

APPLICANT INFORMATION (must match online record)


NAME: Beazer Homes Holdings LLC
ADDRESS: 2490 Paseo Verde Parkway, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89-74 REF CONTACT ID # _____
TELEPHONE: 702-340-7810 CELL 702-340-7810 EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Actus
ADDRESS: 3283 E. Warm Springs Road Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: darryl.lattimore@actus-nv.com

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

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


Property Owner (Signature)*

Khusrow Roohani - Trustee,
Khusrow Roohani Family Trust
Property Owner (Print)

11/17/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-25-500021
PC MEETING DATE 3/18/25
BCC MEETING DATE 4/16/25
TAB/CAC LOCATION Enterprise

ACCEPTED BY RG
DATE 1/22/25
FEES \$750

DATE 2/26/25

January 20, 2025



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Granite Point
Tentative Map Justification Letter
in support of companion items
APNs: 177-29-401-002, 177-29-401-004, 177-29-404-005 & 177-29-404-007**

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Tentative Map for the subject property. The applicant will also be applying for a Rezone, Master Plan Amendment, Waiver of Standards, Planned Unit Development and Vacation as companion items. Granite Point will consist of one hundred eighteen (118) single-family attached (townhouse) residential lots and six (6) common lots encompassing the entire 8.35 acre site for a density of 14.13 residential lots per acre. All waivers to Title 30 have been requested and described within the Waiver of Standards justification letter that is a companion item to this tentative map application.

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,

Darryl C. Lattimore, PE
President

**PLANNER
COPY**

TM-25-500021

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-25-700007-TSANG JOYCE & GRACE:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.04 acres.

Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
176-35-501-009

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

PROPOSED LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6460 W. Levi Avenue
- Site Acreage: 2.04
- Existing Land Use: Single family residence

Applicant's Justification

The applicant states that the proposed Compact Neighborhood (CN) land use category is compatible with the surrounding area. Both Torrey Pines Drive (a collector street) and Levi Avenue have adequate capacity to handle the additional density.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0532-17	Vacated and abandoned government patent easements	Approved by PC	August 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-25-0104	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0106	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0105	A vacation and abandonment for a portion of right-of-way being Torrey Pines Drive is a companion item on this agenda.
TM-25-500024	A tentative map for a 20 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

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

The request for Compact Neighborhood (CN) is compatible with the surrounding area. A residential subdivision approximately 330 feet to the north is master planned for CN uses and

was developed as an RS2 zoned single-family residential subdivision. The abutting properties to the south of Levi Avenue, including a large 25 acre undeveloped parcel, are also master planned for CN uses. Examples of other developments typically found in the CN land use category are also found to the southeast along El Camino Road, including an RS2 zoned single-family residential subdivision and an RM18 multi-family residential development. The request complies with Policy 1.4.4 which encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment

TAB/CAC:

APPROVALS:

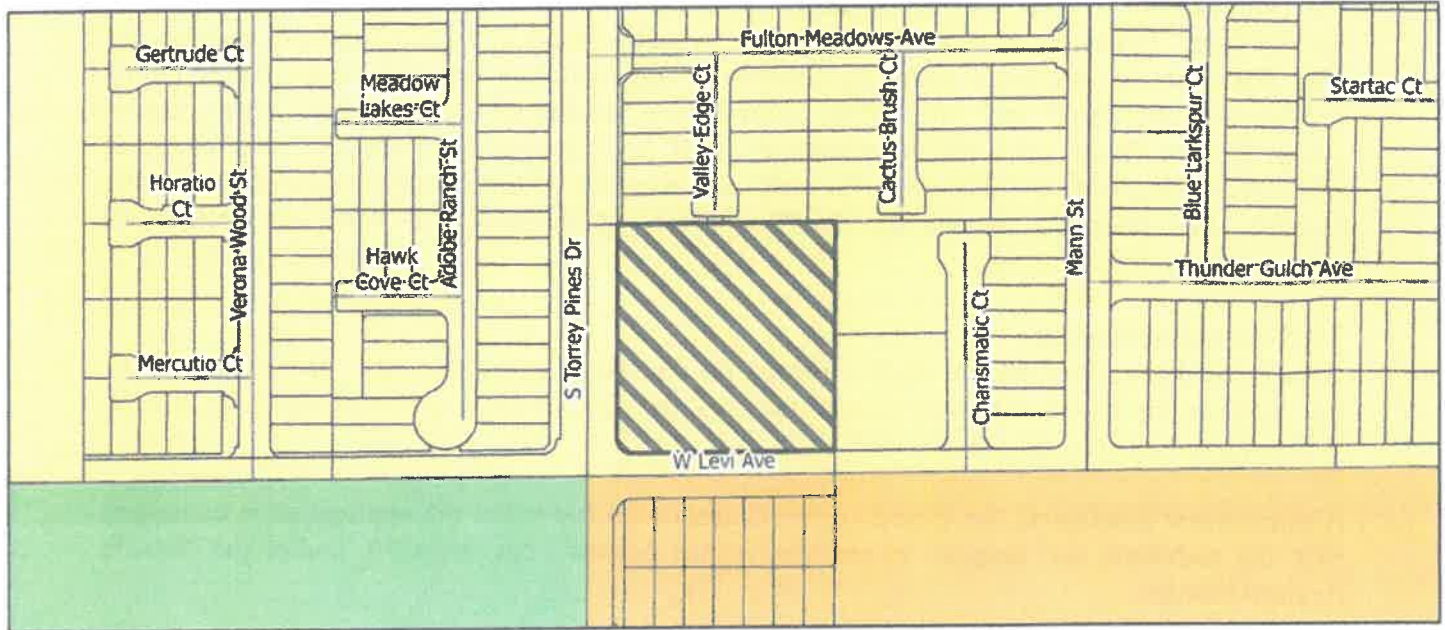
PROTEST:

APPLICANT: JOYCE AND GRACE TSANG

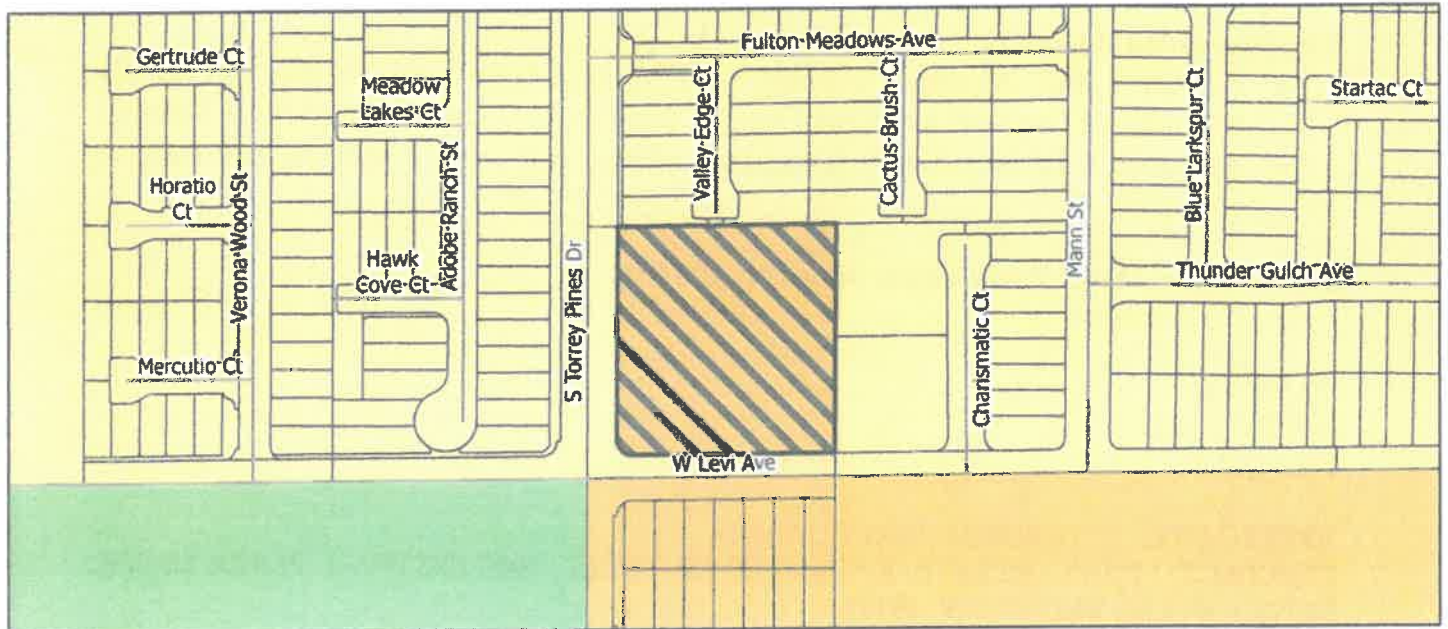
CONTACT: TONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-25-700007

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

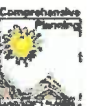
- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Requested Area To Change

Enterprise
Clark County, Nevada

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





Department of Comprehensive Planning Application Form

23A

ASSESSOR PARCEL #(s): 176-35-501-009

PROPERTY ADDRESS/ CROSS STREETS: Torrey Pines and Levi

DETAILED SUMMARY PROJECT DESCRIPTION

Amendment to Master Plan from MN (Mid-Intensity Suburban Neighborhood) to CN (Compact Neighborhood) and Zone Change from RS20 (Residential single family 20) to RS3.3

PROPERTY OWNER INFORMATION

NAME: Joyce and Grace Tsang

ADDRESS: 7460 Pandora Drive

CITY: Burnaby BC V5A-3W2 Canada

STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Joyce and Grace Tsang

ADDRESS: 7460 Pandora Drive

CITY: Burnaby BC V5A-3W2 Canada

STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Tony J. Celeste, ESQ - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive Suite 650


CITY: Las Vegas

STATE: NV ZIP CODE: 89135-2958 REF CONTACT ID # _____

TELEPHONE: 702-792-7000 CELL _____ EMAIL: aceleste@kcnvlaw.com

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

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


Property Owner (Signature)*

Joyce Tsang
Property Owner (Print)

Jan 22/25
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) PA-25-700007

ACCEPTED BY R6

PC MEETING DATE 3/18/25

DATE 1/23/25

BCC MEETING DATE 4/16/25

FEES \$ 3,200

TAB/LAC LOCATION Enterprise

DATE 2/26/25



2920 N. Green Valley Pkwy - Bldg #4 - Suite 422 - Henderson - Nevada 89014

January 9, 2025

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

**RE: Master Plan Land Use Amendment Justification – Torrey Pines and Levi
APN: 176-35-501-009**

We have prepared the following Justification Letter in support of the Master Plan Land Use Amendment for the Torrey Pines and Levi project. The applicant proposes to change the current land use designation from Mid-Intensity Suburban Neighborhood to Compact Neighborhood.

The development will consist of a Single Family Residential Subdivision located at the intersection of Torrey Pines Drive and Levi Avenue, and is comprised of the following Assessor's Parcel Number: APN: 176-35-501-009. Accompanying this Master Plan Land Use Amendment Application, you will also find attached Tentative Map, Waiver of Development Standards/Design Review, Zone Change and Vacation.

Project Description

The subject site is approximately 2.0 acres gross, located at the northeast corner of Torrey Pines Drive and Levi Avenue in the Enterprise Planning Area. The parcel is currently zoned RS20 and has a Land Use designation of Mid-Intensity Suburban Neighborhood. The property to the north is developed with single family residential zoning (RS3.3). Parcels to the west, across Torrey Pines Drive, and south, across Levi Avenue are developed with single family (RS3.3). The undeveloped property to the east is zoned for single family residential zoning (RS3.3).

Master Plan Land Use Amendment

With the current Master Plan Land Use of Mid-Intensity Suburban Neighborhood this application includes a request to amend the Plan to Compact Neighborhood (up to 18 du / ac) to accommodate the zoning request to RS3.3 and is consistent with the surrounding neighborhoods. With these surrounding neighborhoods currently in place, amending the land use is a reasonable request.

Following are Clark County compelling justification criteria with the project's relevance identified.

- 1. A change in the 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 non-conforming zone boundary) amendment appropriate.*

**PLANNER
COPY**

Development trends within this portion of the Enterprise Township have changed over the past few years. As mentioned prior, immediately to the west across Torrey Pines Drive, south of the site, and directly north there are existing RS3.3 residential neighborhoods.

2. The density and intensity of the uses allowed by the non-conforming zoning is compatible with the existing and planned land use in the area.

The density and intensity proposed with this project is compatible with the existing and planned land uses in the surrounding area. RS3.3 zoning at this location will be compatible with the surrounding properties.

3. There will not be a substantial adverse effect on the 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 non-conforming zoning.

There will not be a substantial adverse effect on public facilities with this development. Torrey Pines Drive and Levi Avenue have been paved, and utilities have been installed.

- Torrey Pines Drive and Levi Avenue are 80-foot and 60-foot rights of way, respectively, and will have ample capacity to convey traffic from the development.
- Preliminary research with the Clark County Water Reclamation District and Las Vegas Valley Water District indicates there is capacity to serve the project with water and sewer.
- Police, fire protection, drainage and other public facilities are well established in the area.

4. The proposed non-conforming zoning conforms to other applicable adopted plans, goals, and policies.

In accordance with Title 30.01.03 B 15., approval of this application will result in the stated goal of providing harmonious development that is compatible with surrounding development.

Conclusion

The subject master plan amendment from Mid-Intensity Suburban Neighborhood to Compact Neighborhood is consistent with the surrounding neighborhoods in place. This project will be compatible with existing and proposed uses in the area and will meet the requirements of Clark County Title 30. There is sufficient public safety, transportation, flood control, and utility facilities available to serve the subject property and maintain sufficient levels of service to existing developments in the area. As such, we respectfully request your approval of the Project. Please contact our office if you have any questions or require any additional information regarding this application.

Respectfully,
Advantage Civil Design Group



Brandon G. Doty, P.E.
Principal

**PLANNER
COPY**

03/18/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-25-0104-TSANG JOYCE & GRACE:

ZONE CHANGE to reclassify 2.04 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:
 176-35-501-009

PROPOSED LAND USE PLAN:
 ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description
 General Summary

- Site Address: 6460 W. Levi Avenue
- Site Acreage: 2.04
- Existing Land Use: Single family residence

Applicant's Justification

The applicant states that the proposed RS3.3 zoning is compatible with the existing and proposed uses in the area. Furthermore, the subject site is surrounded by RS3.3 zoning on all 4 sides of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0532-17	Vacated and abandoned government patent easements	Approved by PC	August 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
PA-25-700007	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-25-0106	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0105	A vacation and abandonment for a portion of right-of-way being Torrey Pines Drive is a companion item on this agenda.
TM-25-500024	A tentative map for a 20 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS3.3 zoning for the site is compatible and consistent with the surrounding area. The adjacent and abutting properties to the north, south, east, and west are all zoned RS3.3. The request complies with Policy 1.4.4 which encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0060-2025 to obtain your POC exhibit; and flow contributions exceeding District estimates may require another POC analysis./ka

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOYCE AND GRACE TSANG

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

DRAFT

03/18/25 PC AGENDA SHEET

PUBLIC HEARING
 APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0105-TSANG JOYCE & GRACE:

VACATE AND ABANDON a portion of a right-of-way being Torrey Pines Drive located between Levi Avenue and Fulton Meadows Avenue within Enterprise (description on file). JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:
 176-35-501-009

PROPOSED LAND USE PLAN:
 ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The plans provided show the vacation and abandonment of a portion of the Torrey Pines Drive right-of-way along the western portion of the subject site. The plans show the eastern 5 feet of Torrey Pines Drive adjacent to the subject site is proposed to be vacated. The applicant indicates this portion of Torrey Pines Drive needs to be vacated in order to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0532-17	Vacated and abandoned government patent easements on the eastern portion of the site – recorded	Approved by PC	August 2017
WT-0483-97	Waived gravel road improvement required along Cactus Avenue, Torrey Pines Drive, and Levi Avenue	Approved by PC	April 1997

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700007	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0104	The reclassification of the site from the RS20 zone to the RS3.3 zone is a companion item on this agenda.
WS-25-0106	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500024	A tentative map for a 20 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension

of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KAEMPFER CROWELL

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0106-TSANG JOYCE & GRACE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) allow attached sidewalks; and 4) modified driveway design standards.

DESIGN REVIEW for a proposed single-family residential subdivision on 2.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Torrey Pines Drive and the north side of Levi Avenue within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-35-501-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Levi Avenue where large trees every 30 feet on center are required per Section 30.04.01D (a 100% reduction).
2. Increase the height of the retaining wall along the northern property line to 4 feet where 3 feet is the maximum per Section 30.04.03C (a 33% increase).
3. Allow attached sidewalks along Levi Avenue where detached sidewalks are required per Section 30.04.08C.
4. Reduce the separation between a residential driveway and the back of a curb return to 9 feet where 12 feet is the standards per Uniform Standard Drawing 222 and Section 30.04.08C (a 25% reduction).

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6460 W. Levi Avenue
- Site Acreage: 2.04
- Project Type: Single-family detached residential
- Number of Lots: 20
- Density (du/ac): 9.8
- Minimum/Maximum Lot Size (square feet): 3,300/5,489
- Number of Stories: 2
- Building Height (feet): 26

- Square Feet: 1,719 (minimum)/1,837 (maximum)

Site Plans

The plans show an existing single-family residence located on the subject site located at the northeast corner of Torrey Pines Drive and Levi Avenue. The plans show the existing residence will be demolished to develop of a 15-lot single-family detached residential subdivision. The plans show the overall site is 2.04 acres with a density of 9.8 dwelling units per acre. The lots range in size from 3,300 square feet up to 5,489 square feet. The northern 14 lots within the subdivision will have access through a 47 foot wide private street that will take access from Torrey Pine Drive, while the southern 6 lots will directly front and access Levi Avenue. The plans show the private street will run east to west and extend the length of the subdivision. The plans also show there will be 5 foot attached sidewalks on each side of the private street and the private street will terminate at a hammerhead. Five foot wide detached sidewalks are provided along Torrey Pines Drive with 5 foot wide attached sidewalks provided along Levi Avenue. The provided cross sections indicate a 4 foot tall retaining wall is proposed along the north property line.

Landscaping

The landscape plan depicts the only street landscaping will be along Torrey Pines Drive. Landscaping along Torrey Pines Drive consists of a 5 foot wide landscape strip along the street, followed by a 5 foot wide detached sidewalk, and then followed by another 5 foot wide landscape area. The plans show the landscape strips will contain Willow Acacia (*Acacia salicina*), medium trees as defined by Title 30, placed on the backside of the sidewalk with a tree every 30 feet on center. Overall, a total of 8 medium trees are provided along Torrey Pines Drive, where 6 medium trees are required. Additionally, along Levi Avenue a total of 6 large trees are required where no trees have been provided.

Elevations

The elevations show 2 different floor plan models with 6 different possible exterior designs for the homes. Each exterior corresponds with either a Mediterranean, Spanish Colonial, or Craftsman style. All models are 2 stories tall and will have maximum height of 25.4 feet. The exteriors will feature painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are also shown.

Floor Plans

The models range in size from 1,719 square feet up to 1,837 square feet including 2 car garage, porch, and optional spaces, spread across 2 stories. Each model has 3 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, and gourmet kitchens.

Applicant's Justification

The applicant states the property is surrounded by similar RS3.3 subdivisions on all sides. The applicant further states the subdivision is designed with lots siding to Torrey Pines Drive and there are six lots that front to Levi Avenue. A common element separates the lots along Torrey

Pines Drive from the street. The applicant indicates the minimum lot size required is 3,300 square feet and the minimum in this subdivision is 3,300 square feet. The applicant further indicates there are three models with 2 separate elevations per house, for a total of 6 house types. Finally, the applicant indicates the waiver for reduced intersection off-set is needed due to the size of the overall site and there being no other place to put the driveway on the lot. The applicant also states the need for a taller retaining wall is due to drainage needs on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0532-17	Vacated and abandoned government patent easements on the eastern portion of the site - recorded	Approved by PC	August 2017
WT-0483-97	Waived gravel road improvement required along Cactus Avenue, Torrey Pines Drive, and Levi Avenue	Approved by PC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700007	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0104	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
VS-25-0105	A vacation and abandonment for a portion of right-of-way being Torrey Pines Drive is a companion item on this agenda.
TM-25-500024	A tentative map for a 20 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the purpose of providing street landscaping is to provide necessary shading for nearby street and sidewalk infrastructure. Title 30 allows for alternatives that would make planting trees and landscaping along Levi Avenue possible, and these constraints do not prohibit the planting of trees on the backside of the sidewalk. Staff can also appreciate the fact differing sized trees may provide similar shading benefits as Title 30 defined trees, but the applicant has not provided a justification for not using large trees and there does not appear to be physical hardship on the site preventing the use of large trees either. Street trees are beneficial for the reduction of future heat caused by an increase in pavement and several subdivisions in the surrounding area have street landscaping or were approved with landscaping in the front yards of subdivision lots along Levi Avenue. For these reasons, cannot support this request.

Waiver of Development Standards #2

The purpose of reviewing increased retaining wall height and fill is to assure that there are no negative impacts on the surrounding properties. Staff finds that the requested fill and retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. With that said, while staff does appreciate the increase in retaining wall height are the result of these drainage considerations, there are several alternatives that are provided within Title 30 that can be utilized to either minimize or completely remove this waiver. Staff finds more could be done to redesign the affected portion of the site to reduce the overall fill and height of the retaining walls. For these reasons, staff cannot support this request.

Design Review

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

The proposed homes use materials and colors typical of the southwestern United States. The site is well parked with 4 spaces provided for each lot. With that said, while the proposed single-family subdivision is proposing different housing options with different architectural styles and house sizes, when compared to the number of lots within the subdivision, would not be enough options to prevent a repetitive streetscape. Staff is also concerned the increase in retaining wall height could lead to negative impacts on surrounding properties. Additionally, the lack of

landscaping along both street frontages is not thoroughly justified and would negatively impact the surrounding area. Finally, staff concurs with Public Works that the proposed attached sidewalks and the driveways on Lots 1 and 14 pose safety hazards, and the site could be redesigned to avoid the requested waivers. Staff finds the design of the proposed subdivision does not support Master Plan Policies 1.3.1, 1.3.2, and 3.6.1, which promote the development of homes with a variety of architectural styles and home sizes, and which promote the use of landscaping to reduce the heat island effect. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to not install detached sidewalks on Levi Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #4

Pending...

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0060-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KAEMPFER CROWELL

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



Department of Comprehensive Planning Application Form

26A

ASSESSOR PARCEL #(s): 176-35-501-009

PROPERTY ADDRESS/ CROSS STREETS: Torrey Pines and Levi

DETAILED SUMMARY PROJECT DESCRIPTION

Application for Waiver of Development Standards (WS) needed as part of development of the site.

PROPERTY OWNER INFORMATION

NAME: Joyce and Grace Tsang

ADDRESS: 7460 Pandora Drive

CITY: Burnaby BC V5A-3W2 Canada

STATE: _____

ZIP CODE: _____

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Joyce and Grace Tsang

ADDRESS: 7460 Pandora Drive

CITY: Burnaby BC V5A-3W2 Canada

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Tony J. Celeste, ESQ - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135-2958

REF CONTACT ID # _____

TELEPHONE: 702-792-7000

CELL _____

EMAIL: aceleste@kcnvlaw.com

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

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


Property Owner (Signature)*

Joyce Tsang
Property Owner (Print)

Jan 22/25
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-25-0106

PC MEETING DATE 3/18/25

BCC MEETING DATE 4/16/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY RG

DATE 1/23/25

FEES \$1,800

DATE 2/26/25



2920 N. Green Valley Pkwy. - Bldg #4 - Suite 422 - Henderson - Nevada 89014

January 9, 2025

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

**RE: Justification Letter for Design Review and Waiver of Development Standards
Torrey Pines and Levi
APN: 176-35-501-009**

We have prepared the following Design Review and Waiver of Development Standards for **Torrey Pines and Levi**, a Single Family Residential Subdivision. Accompanying this Waiver of Development Standards, you will also find a Plan Amendment, Zone Change, Tentative Map and Vacation.

Project Description

The subject site is approximately 2.0 acres gross, located at the northeast corner of Torrey Pines Drive and Levi Avenue in the Enterprise Planning Area. The parcel is currently zoned RS20 and has a Land Use designation of Mid-Intensity Suburban Neighborhood. The property to the north is developed with single family residential zoning (RS3.3). Parcels to the west, across Torrey Pines Drive, and south, across Levi Avenue are developed with single family (RS3.3). The undeveloped property to the east is zoned for single family residential zoning (RS3.3).

Waiver of Development Standards

The proposed development application includes a request for a waiver of development standards to facilitate development. Three (3) Waivers are being requested with the subject application and are as follows:

Waiver #1

Waiver of development standards for retaining wall height per Title 30.04.03 for northern boundary adjacent to existing single-family development. The proposed site is bounded by existing Levi Avenue (southern boundary) and the existing Torrey Pines Drive improvements (western boundary) and has more than 6 feet of grade across the site south to north. This adverse slope will require perimeter and internal retaining walls to a maximum of 4' in height with 6' screen wall atop at the perimeter.

As an in-fill property, the has existing improvements, either homes or roads, on three sides. Therefore, there is little flexibility to facilitate proper cover over the sewer and outfall to the site. In some cases, such as the north perimeter, a retaining wall will be necessary. The Waiver request is to allow a maximum of 4-foot retaining wall with 6-foot screen wall along our northern boundary adjacent to the existing single-family development where fill in excess of that allowed by code occurs. Retaining wall designs throughout the site and adjacent to existing improvements will be minimized wherever possible.

Waiver #2

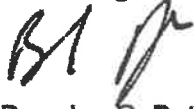
Waiver of development standards to allow an existing 5' wide attached public sidewalk on the north side of Levi Avenue adjacent to the project where a detached sidewalk is required under 30.04.08C.5. The attached sidewalk was constructed with the original development. This project has minimal frontage along Levi Avenue (approximately 270') and the attached sidewalk is consistent with existing improvements along both sides of Levi Avenue.

Waiver #3

Waiver of development standards to allow a reduction in the Back of Curb Return Setback to a residential driveway. With the compact nature of the lots a reduction in BCR setback from twelve (12) feet to ten (10) feet (a 17% reduction) is being requested for corner lot 1. Also to allow corner lot 14 BCR setback to be reduced from (12) feet to nine (9) feet (a 25% reduction). These reductions will allow for a residential drive approach that will serve a typical two car garage residence that is placed at the side yard setback. This request is typical for developments of this nature and does not have a negative impact on the community.

These waiver requests will not have an adverse impact on the community, and we respectfully request your concurrence. If there are any additional questions regarding this application, please do not hesitate to call our office at 702-432-2234. Thank you for your time and consideration.

Respectfully,
Advantage Civil Design Group



Brandon G. Doty, P.E.
Principal

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500024-TSANG JOYCE & GRACE:

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Torrey Pines Drive and the north side of Levi Avenue within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-35-501-009

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6460 W. Levi Avenue
- Site Acreage: 2.04
- Project Type: Single-Family Detached Residential
- Number of Lots: 20
- Density (du/ac): 9.8
- Minimum/Maximum Lot Size (square feet): 3,300/5,489

Project Description

The plans show an existing single-family residence located on the subject site located at the northeast corner of Torrey Pines Drive and Levi Avenue. The plans show the existing residence will be demolished to develop of a 15-lot single-family detached residential subdivision. The plans show the overall site is 2.04 acres with a density of 9.8 dwelling units per acre. The lots range in size from 3,300 square feet up to 5,489 square feet. The northern 14 lots within the subdivision will have access through a 47 foot wide private street that will take access from Torrey Pine Drive, while the southern 6 lots will directly front and access Levi Avenue. The plans show the private street will run east to west and extend the length of the subdivision. The plans also show there will be 5 foot attached sidewalks on each side of the private street and the private street will terminate at a hammerhead. Five foot wide detached sidewalks are provided along Torrey Pines Drive with 5 foot wide attached sidewalks provided along Levi Avenue. The provided cross sections indicate a 4 foot tall retaining wall is proposed along the north property line.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0532-17	Vacated and abandoned government patent easements on the eastern portion of the site - recorded	Approved by PC	August 2017
WT-0483-97	Waived gravel road improvement required along Cactus Avenue, Torrey Pines Drive, and Levi Avenue	Approved by PC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700007	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0104	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0106	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0105	A vacation and abandonment for a portion of right-of-way being Torrey Pines Drive is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The proposed street network allows for access to a local street and an arterial street. The lots are only accessible from internal private streets with rows of lots on each side of the street, or external local streets. There are no double frontage lots, as common lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. Staff, however, finds the use of hammerhead cul-de-sacs is not the preferred design of terminating streets and has concerns the design would impact the proper movement of traffic within the site and could impact the lots adjacent to these terminating points. Staff cannot support the use of a hammerhead cul-de-sac and therefore cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0060-2025 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT



Department of Comprehensive Planning Application Form

27A

ASSESSOR PARCEL #(s): 176-35-501-009

PROPERTY ADDRESS/ CROSS STREETS: Torrey Pines and Levi

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map (TM) application for 20 Single Family Residential Lots on a 2.5 gross acre parcel.

PROPERTY OWNER INFORMATION

NAME: Joyce and Grace Tsang

ADDRESS: 7460 Pandora Drive

CITY: Burnaby BC V5A-3W2 Canada

STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Joyce and Grace Tsang

ADDRESS: 7460 Pandora Drive

CITY: Burnaby BC V5A-3W2 Canada

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____ CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Tony J. Celeste, ESQ - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135-2958

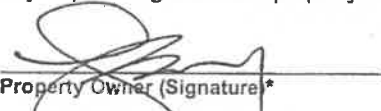
REF CONTACT ID # _____

TELEPHONE: 702-792-7000 CELL _____

EMAIL: aceleste@kcnvlaw.com

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

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


Property Owner (Signature)*

Joyce Tsang
Property Owner (Print)

Jan 22/25
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-25-500024

ACCEPTED BY PG

PC MEETING DATE 3/18/25

DATE 1/23/25

BCC MEETING DATE 4/16/25

FEES \$750

TAB/CAC LOCATION Enterprise

DATE 2/26/25



2920 N. Green Valley Pkwy. - Bldg #4 - Suite 422 - Henderson - Nevada 89014

January 9, 2025

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

RE: Tentative Map Justification - Torrey Pines and Levi
APN: 176-35-501-009

We have prepared the following Justification Letter in support of the Tentative Map for the proposed Torrey Pines and Levi project. The development will consist of a Single Family Residential Subdivision located at the intersection of Torrey Pines Drive and Levi Avenue, and is comprised of the following Assessor's Parcel Number: APN: 176-35-501-009. Accompanying this Tentative Map Application, you will also find attached Waiver of Development Standards/Design Review, Plan Amendment, Zone Change and Vacation.

Project Description

The subject site is approximately 2.0 acres gross, located at the northeast corner of Torrey Pines Drive and Levi Avenue in the Enterprise Planning Area. The parcel is currently zoned RS20 and has a Land Use designation of Mid-Intensity Suburban Neighborhood. The property to the north is developed with single family residential zoning (RS3.3). Parcels to the west, across Torrey Pines Drive, and south, across Levi Avenue are developed with single family (RS3.3). The undeveloped property to the east is zoned for single family residential zoning (RS3.3).

Tentative Map

This proposed project will consist of 20, RS3.3 single family residential lots encompassing the entire 2.0 acres, resulting in a density of 10.0 units/acre. Resident's ingress and egress will be from Torrey Pines Drive. Internal to the site is a 47 foot wide private street that includes a 5-foot-wide sidewalk located on both sides. The hammerhead design is consistent with other developments in the area and will allow for larger usable rear yards for future residents.

The lots within the development will range in size from 3,277 sf to 5,489 sf with a typical lot dimension of 40' x 82.5'. On-Street parking is available throughout the site to ensure equal coverage for all residents. The tentative map design conforms to Clark County Title 30 Standards for RS3.3.

Existing and proposed improvements will provide for sufficient public safety, transportation, flood control, and utility facilities to service the subject property while maintaining sufficient levels of service to existing developments. Potable water and sanitary sewer points of connection are shown available adjacent to the site in Torrey Pines Drive and Levi Avenue. Public services such as schools, police and fire protection, transportation, recreation facilities, and parks are also near the proposed site.

**PLANNER
COPY**

Conclusion

This project will be compatible with existing and proposed uses in the area and will meet the requirements of Clark County Title 30. There is sufficient public safety, transportation, flood control, and utility facilities available to serve the subject property and maintain sufficient levels of service to existing developments in the area. As such, we respectfully request your approval of the Project. Please contact our office if you have any questions or require any additional information regarding this application.

Respectfully,
Advantage Civil Design Group



Brandon G. Doty, P.E.
Principal

**PLANNER
COPY**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-25-700008-PACIFIC CLASSIC, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Business Employment (BE) on approximately 5.05 acres.

Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:
177-18-602-029 ptn

EXISTING LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

PROPOSED LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5.05 portion (8.7 overall)
- Existing Land Use: Undeveloped

Applicant's Justification

Currently, the site has a master plan designation of Entertainment Mixed-Use (EM). The applicant is proposing a future office and warehouse complex on the south portion of the property, and commercial development fronting onto Blue Diamond Road. With that, the applicant proposes a master plan amendment from EM to Business Employment (BE) on the south portion of the site. The existing EM land use on the northern portion of the site will remain to be compatible with the proposed rezoning to CG. Companion applications for a zone change, design review, waivers of development standards have also been submitted for the commercial site. The applicant indicates there are several industrial uses along Blue Diamond Road that are in the vicinity of this site. Between Jones Boulevard and Edmond Street, there is approximately 100 acres of Industrial Park (IP) zoned parcels, most of them master planned BE. Further west on Blue Diamond Road, both to the north and the south, are extensive areas of Industrial Light (IL) zoned land running alongside the railroad tracks.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Entertainment Mixed-Use	CG & H-2 (AE-60)	Shopping center & undeveloped
South	Entertainment Mixed-Use	RS20; H-2 & CG (AE-60)	Undeveloped & mini storage
East	Entertainment Mixed-Use & Public Use	RS20; H-2 & CG (AE-60)	Nevada Power Substation & shopping center
West	Entertainment Mixed-Use	CG & H-2 (AE-60)	Retail center & undeveloped

*Immediately to the north is Blue Diamond Road. The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-25-0107	A zone change to reclassify the site from H-2 and RS20 to CG and IP zoning is a companion item on this agenda.
DR-25-0108	A design review for a shopping center is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Corridor Mixed-Use (CM) to Business Employment (BE). Intended primary land uses in the proposed BE land use designation include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

Staff finds the request to redesignate the site to Business Employment (BE) to be too intense, and not compatible with the surrounding zoning and uses in the area. There are currently no industrial zoned or planned uses in the area. The nearest industrial zoned property is on the other

side of Blue Diamond Road near the intersection of Windmill Lane and Valley View Boulevard. The request to BE does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. For these reasons, staff cannot support the proposed request.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PACIFIC CLASSIC, LLC

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, STE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-25-700008

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Requested Area To Change

**Enterprise
Clark County, Nevada**

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



Department of Comprehensive Planning Application Form

28A

ASSESSOR PARCEL #(s): 177-18-602-029, 177-18-502-001

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond / Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed commercial and industrial development

PROPERTY OWNER INFORMATION

NAME: Pacific Classic, LLC
 ADDRESS: 5699 Happy Canyon Road
 CITY: Santa Ynez STATE: CA ZIP CODE: 93480
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Pacific Classic, LLC
 ADDRESS: 5699 Happy Canyon Road
 CITY: Santa Ynez STATE: CA ZIP CODE: 93480 REF CONTACT ID # _____
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Ste. 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # N/A
 TELEPHONE: 702-792-7000 CELL 702-792-7031 EMAIL: BGronauer@kcnvlaw.com

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

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

Tom
 Property Owner (Signature)*

Tom Still
 Property Owner (Print)

5-20-24
 Date

DEPARTMENT USE ONLY.

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

APPLICATION # (s) PA-25-700008
 PC MEETING DATE 3/18/25
 BCC MEETING DATE 4/16/25
 TAB/CAL LOCATION Enterprise DATE 2/26/25

ACCEPTED BY RG
 DATE 1/27/25
 FEES \$3,200

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
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T: 702.792.7000
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KAEMPFER

CROWELL

ELISABETH E. OLSON
colson@kcnvlaw.com
D: 702.792.7039

October 23, 2024

VIA EMAIL

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

**Re: *Compelling Justification Letter – Master Plan Amendment to Business
Employment***
APN: 177-18-602-029

To Whom It May Concern:

Please be advised our office represents Pacific Classic, LLC (the “Applicant”) in the above-referenced matter. The proposed project is on approximately 9.22 acres located on the northeast corner of Hinson Street and West Camero Avenue. The property is more particularly described as APN: 177-18-602-029 (the “Property”). The Property is split zoned General Highway Frontage (H-2) and Residential Single-Family 20 (RS20), with a master plan designation of Entertainment Mixed-Use (EM). The Applicant proposes an office and warehouse complex on the south portion of the Property, and commercial fronting onto Blue Diamond Road. With that, the Applicant proposes a master plan amendment from EM to Business Employment (BE) on the south portion. The existing EM land use on the northern portion of the Site will remain to be compatible with the proposed rezoning to CG, Companion applications for a zone change, design review, waivers of development standards have also been submitted.

The Property is currently planned EM and zoned H-2. This request for a master plan amendment to BE is appropriate for the area. The Property is located south of Blue Diamond Road and west of South Valley View Boulevard. There are several industrial uses along Blue Diamond Road that are adjacent to RS20 zoned properties in the RNP overlay district. Between South Jones Boulevard and Edmond Street, there is approximately 100 acres of Industrial Park zoned parcels, most of them master planned BE.

Further west on Blue Diamond Road, both to the north and the south, are extensive areas of Industrial Light (IL) zoned land running alongside the railroad tracks. The majority of this IL zoned area is part of the BE master plan. Some parts of these sites are also adjacent to RS20 zoning districts, with some falling under the RNP overlay. Moving east on Blue Diamond Road, between Arville Street and Interstate 15, there is another significant cluster of IL zoned parcels with a BE master plan. Adjacent to the north and west of the area are RS20 zoning districts, some within the RNP overlay.

**PLANNER
COPY**

LAS VEGAS • RENO • CARSON CITY

The subject Property is situated within the AE-60 overlay district and was sold at auction by the Clark County Department of Aviation, resulting in deed restrictions preventing residential development. With commercial being proposed on the north portion of the Property, the proposed BE portion will serve as a buffer for RS20 zoned parcels to the south. The Applicant is proposing a low-intensity warehouse use that will result in minimal traffic and noise, providing a suitable buffer development. Given the existing industrial uses along Blue Diamond Road and their proximity to RS20 zoning districts, the proposed master plan amendment to BE is deemed appropriate and compatible.

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

The Master Plan is intended to provide policy guidance for a 10 to 20-year planning horizon. However, in order to keep the Master Plan relevant, periodic plan amendments and updates are permitted when conditions change, new issues and opportunities emerge, actions are completed, and priorities shift.

The Property is planned EM, which generally contemplates a mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented services, as well as office uses. The Applicant is requesting an amendment to BE, which contemplates office, distribution centers, warehouse/flex space, technology, and light-industry. As discussed above, a change in conditions in the area supports the requested master plan amendment. Additionally, the proposed amendment is consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goal for Enterprise, where the Site is located:

- Policy EN-1.1: Neighborhood Integrity – “Preserve the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses.”

The vacant, 14.12-acre parcel located south of the Property is zoned RS20. However, it is unlikely to maintain its zoning due to the Clark County Department of Aviation deed restriction. Industrial and residential uses coexist along the Blue Diamond corridor. Therefore, the proposed low-intensity industrial use is a suitable buffer for the RNP neighborhood to the south.

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

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

BE is appropriate, as it is seen similarly situated along Blue Diamond Road. Additionally, the proposed use will not negatively impact existing or future residential developments within the RNP neighborhood to the south, as the proposed use is low intensity and will result in minimal traffic and noise. Therefore, the proposed development and masterplan amendment are appropriate and compatible with the existing neighborhoods in the area.

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

The Property fronts onto Blue Diamond Road, a heavily travelled arterial street. Placing commercial along the frontage, and low intensity warehousing in the back as a buffer to the residential, is appropriate and compatible. The proposed BE master plan will be less impactful than if the Property were to develop entirely as commercial, with potential 24-hour uses, taller buildings, and outside uses.

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

The Master Plan for Enterprise contemplates that the Enterprise area is experiencing rapid growth and that development patterns are continuing to evolve. The evolution in development is demonstrated by the continuous approvals of requested master plan amendments and zone changes throughout Enterprise. Along with the evolution in development is a need for industrial uses. As a result, the proposed master plan amendment is appropriate for the area, and is in keeping with the core goals and policies of the Master Plan.

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

The proposed master plan amendment to BE will not have a negative effect on adjacent properties, transportation, or facilities. The proposed development sits just south of Blue Diamond Road, with easily access to I-15 to the east. As previously mentioned, the proposed use is a low intensity industrial use that will produce minimal traffic and noise. Additionally, transportation services and facilities are already contemplated in the area.

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

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Utilities are located near the Property.

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

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

**PLANNER
COPY**



Therefore, a master plan amendment to BE is appropriate, as the Applicant has satisfied the standard for approval. 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

A handwritten signature in blue ink, appearing to read "Elisabeth Olson".

Elisabeth E. Olson

EEO/dg

**PLANNER
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0107-PACIFIC CLASSIC, LLC:

ZONE CHANGE for the following: **1)** reclassify approximately 4.17 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay; and **2)** reclassify approximately 5.05 acres from an H-2 (General Highway Frontage) Zone and RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

177-18-502-001; 177-18-602-029

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.17 (commercial development); 5.05 (future office/warehouse development)
- Existing Land Use: Undeveloped

Applicant's Justification

Currently, the site is zoned H-2 and RS20 with a master plan designation of Entertainment Mixed-Use (EM). The applicant is proposing a commercial shopping center fronting Blue Diamond Road and a future office and warehouse complex on the south portion of the site. With that, the applicant proposes a zone change to CG to allow for a commercial shopping center on APNs: 177-18-502-001 and a portion of 177-18-602-029; and a zone change to IP to allow for a future office and warehouse complex on the southernmost portion of 177-18-602-029.

According to the applicant, the CG zoning request is a compatible zoning designation under the existing master plan EM and is an appropriate zoning designation for the property based on its location along Blue Diamond Road, a heavily travelled 200-foot right-of-way. Immediately adjacent to the east and west, and north of Blue Diamond Road, are CG zoned commercial developments. The applicant also indicates the IP zoning request is appropriate since there are

several industrial uses along Blue Diamond Road that are in the vicinity of this site. Between Jones Boulevard and Edmond Street, there is approximately 100 acres of Industrial Park (IP) zoned parcels, most of them master planned BE. Further west on Blue Diamond Road, both to the north and the south, are extensive areas of Industrial Light (IL) zoned land running alongside the railroad tracks.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Entertainment Mixed-Use	CG (AE-60)	Shopping center
South	Entertainment Mixed-Use	RS20; H-2 & CG (AE-60)	Undeveloped & mini storage
East	Entertainment Mixed-Use; Public Use	RS20; H-2 & CG (AE-60)	Nevada Power Substation & shopping center
West	Entertainment Mixed-Use	CG & H-2 (AE-60)	Retail center & undeveloped

*Immediately to the north is Blue Diamond Road.
 The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-25-700008	A plan amendment to redesignate a portion of this site from the Entertainment Mixed-Use (EM) land use category to Business Employment (BE) is a companion item on this agenda.
DR-25-0108	A design review for a shopping center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 2024, H-2 zoning is no longer a listed zoning category in the Clark County Development Code (Title 30) and the conversion to an appropriate zoning district is encouraged by the County. The proposed CG zoning is conforming to the Entertainment Mixed-Use (EM) land use category on the site. The proposed shopping center is adjacent to existing CG zoned commercial developments. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for the CG zoning district appropriate for this location.

However, staff finds the request to redesignate a portion of this site to Industrial Park (IP) to be too intense, and not compatible with the surrounding zoning and uses in the area. There are currently no industrial zoned or planned uses in the area. The nearest industrial zoned property is

on the other side of Blue Diamond Road near the intersection of Windmill Lane and Valley View Boulevard. The request to IP does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the IP zoning is not appropriate for this location. Since staff finds rezoning a portion of the site to IP is not appropriate, staff cannot support the application.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval of zone change #1 to CG; and denial of zone change #2 to IP. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

If approved:

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0308-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PACIFIC CLASSIC, LLC

**CONTACT: MARISSA FEHRMAN, KAEMPPER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, STE 650, LAS VEGAS, NV 89135**



Department of Comprehensive Planning

Application Form 29A

ASSESSOR PARCEL #(s): 177-18-602-029, 177-18-502-001

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond / Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed commercial and industrial development

PROPERTY OWNER INFORMATION

NAME: Pacific Classic, LLC
 ADDRESS: 5699 Happy Canyon Road
 CITY: Santa Ynez STATE: CA ZIP CODE: 93460
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: N/A

APPLICANT INFORMATION [must match online record]

NAME: Pacific Classic, LLC
 ADDRESS: 5699 Happy Canyon Road
 CITY: Santa Ynez STATE: CA ZIP CODE: 93460 REF CONTACT ID # _____
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: N/A

CORRESPONDENT INFORMATION [must match online record]

NAME: Bob Gronauer - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Ste. 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # N/A
 TELEPHONE: 702-792-7000 CELL 702-792-7031 EMAIL: BGronauer@kcnvaw.com

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

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

Tom
 Property Owner (Signature)*

Tom Still
 Property Owner (Print)

5-20-24
 Date

DEPARTMENT USE ONLY

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

APPLICATION # (u) 20-25-0107
 FC MEETING DATE 3/18/25
 BC MEETING DATE 4/16/25
 TAB/CAC LOCATION Enterprise

ACCEPTED BY RG
 DATE 1/27/25
 FEES \$1,700

DATE 2/26/25

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

KAEMPFER

CROWELL

ELISABETH E. OLSON
eoilson@kcnvlaw.com
D: 702.792.7039

October 23, 2024

VIA EMAIL

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

Re: *Compelling Justification Letter – Zone Change*
APNs: 177-18-602-029 and 177-18-502-001

To Whom It May Concern:

Please be advised our office represents Pacific Classic, LLC (the “Applicant”) in the above-referenced matter. The proposed project is on approximately 9.22 acres located near the southeast corner of Hinson Street and Blue Diamond Road. The property is more particularly described as APNs: 177-18-602-029 and 177-18-502-001 (the “Property”). The Property is split zoned General Highway Frontage (H-2) and Residential Single-Family 20 (RS20) and master planned Entertainment Mixed-Use (EM). The Applicant requests a zone change from H-2 and RS20 to Commercial General (CG) and Industrial Park (IP), to develop a commercial development and office and warehouse complex. A parcel map will be submitted after the instant application in order to proceed with the split zoning of the Site.

Zone Changes:

- ***Commercial Development***

The Applicant requests a zone change from H-2 to CG to allow for a commercial shopping center on APNs: 177-18-502-001 and a portion of 177-18-602-029. The H-2 zoning district is no longer utilized with the implementation of the new Title 30 on January 1, 2024. CG is a compatible zoning designation under the existing master plan EM and is an appropriate zoning designation for the Property based on its location along Blue Diamond Road, a heavily travelled 200-foot right-of-way. Commercial uses are found along the Blue Diamond Road corridor. Immediately adjacent to the east and west, and north of Blue Diamond Road, are CG zoned commercial developments.

- ***Office and Warehouse Complex***

The Applicant requests a zone change from H-2 and RS20 to IP to allow for an office and warehouse complex on a portion of APN: 177-18-602-029. There are several industrial uses along Blue Diamond Road that are adjacent to RS20 zoned properties in the RNP overlay district.



Between South Jones Boulevard and Edmond Street, there is approximately 100 acres of IP zoned parcels, with most of them master planned BE.

Further west on Blue Diamond Road, both to the north and the south, are extensive areas of Industrial Light (IL) zoned land running alongside the railroad tracks. The majority of this IL zoned area is part of the BE master plan. Many of these sites are also adjacent to RS20 zoning districts, with some falling under the RNP overlay. Moving east on Blue Diamond Road, between Arville Street and Interstate 15, there is another significant cluster of IL zoned parcels with a BE master plan. Adjacent to the north and west of the area are RS20 zoning districts, with some within the RNP overlay.

The subject Property is situated within the AE-60 overlay district and sold at auction by the Clark County Department of Aviation, resulting in deed restrictions preventing residential development. With a CG proposed on the north portion of the Property, the IP on the south will provide an appropriate buffer for the residential to the south. The Applicant is proposing a low-intensity warehouse use that will result in minimal traffic and noise, making it a suitable buffer development.

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

A handwritten signature in blue ink, appearing to read "Elisabeth Olson".

Elisabeth E. Olson

EEO/ldg

**PLANNER
COPY**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-25-0108-PACIFIC CLASSIC, LLC:

DESIGN REVIEW for a commercial complex consisting of restaurants with drive-thru and retail buildings on a 4.17 acre portion of a 9.22 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Blue Diamond Road and the east side of Hinson Street within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:
177-18-502-001; 177-18-602-029 ptn

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 4.17 portion (9.22 overall)
- Project Type: Commercial development
- Number of Stories: 1
- Building Height (feet): 27 (Building 1)/ 23 (Buildings 2, 3, 4, & 5)
- Square Feet: 17,539 (Building 1)/ 2,080 (Building 2 & 5)/ 2,252 (Building 3 & 4)
- Parking Required/Provided: 77/139
- Sustainability Required/Provided: 7/8

Site Plan

The plan depicts a 4.17 acre portion of a 9.22 acre site located on the south side of Blue Diamond Road and the east side of Hinson Street. The plan depicts 4 proposed restaurants with drive thru (Buildings 2, 3, 4, and 5) and a retail building (Building 1). Buildings 2, 3, 4, and 5 are located on the north side of the site. Building 1 is located on the southeast corner of the property. The front setback of Building 5 is 28 feet and 34 feet from the east property line. Building 2 is set back 24 feet from the west property line. Building 1 is set back 34 feet from the south property line and 56 feet from the east property line. The site is accessible from Blue Diamond Road and provides 139 parking spaces where 77 spaces are required for the proposed commercial center. A parking demand study has been submitted by the applicant justifying the increase to the number of parking spaces. Future cross-access is provided with the adjacent

property located to the east of the subject property. Trash enclosures are proposed at 3 different locations within the property.

Landscaping

The plan depicts a 10 foot wide street landscaping along Blue Diamond Road. A detached sidewalk is depicted along Blue Diamond Road; however, it is located within the right-of-way. Large trees are provided along the street on-site and are spaced 30 feet on center. Parking lot landscaping is located at the end of each row between Buildings 3 and 4; and Buildings 4 and 5 does not have the equal length of the adjacent parking space. An alternative landscape plan has been submitted as the required number of landscape finger islands have not been provided. However, 43 parking lot trees are required where 46 parking lot trees have been provided.

Elevations

The elevations depict single-story buildings, each measuring 23 feet in height and the retail building measuring 27 feet in height. The buildings feature a modern style architecture with flat roof and variations in roof height of 2 feet as part of the parapet return. The proposed materials are mostly stucco, canopy shades above building entrances, and aluminum store front windows.

Floor Plans

The plans depict 4 restaurants, Buildings 2 through 5, each measuring 2,080 square feet and Buildings 3 and 4, each measuring 2,252 square feet. Building 1, measuring 17,539 square feet which can accommodate 13 multi-tenant spaces and will be improved in the future.

Applicant's Justification

The applicant states that the requested waiver for the reduced parking landscape island length is located between Buildings 3 and 4; and Buildings 4 and 5. The reduction in parking island length is due to the ADA pedestrian walkways provided in both areas. The site design meets Code by providing 1 tree every 6 spaces.

Prior Land Use Requests

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Corridor Mixed-Use	CG (AE-60)	Shopping center
South	Entertainment Mixed-Use	RS20 (AE-60)	Undeveloped
East	Public Use & Entertainment Mixed-Use	RS20 & CG (AE-60)	Nevada Power Substation & shopping center
West	Entertainment Mixed-Use	CG & H-2 (AE-60)	Retail building & undeveloped

*Immediately to the north is Blue Diamond Road
 The subject site is within the Public Facilities Needs Assessment (PFNA) area

Related Applications

Application Number	Request
PA-25-700008	A plan amendment to redesignate a portion of this site from the Entertainment Mixed-Use (EM) land use category to Business Employment (BE) is a companion item on this agenda.
ZC-25-0107	A zone change to reclassify the site from H-2 and RS20 to CG and IP zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The architectural design of the buildings are not unsightly or undesirable in appearance. The restaurant buildings are located adjacent to Blue Diamond Road. Per Section 30.04.05G, building entrances shall have the customer entrance facing the street. The building entrances are oriented away from the street. The applicant has provided the parking demand study prepared by a licensed engineer to justify the 127 parking spaces, plus the 4 electric vehicle changing space and 8 ADA parking spaces; a total 139 spaces on-site. Staff has no objection to the alternative landscape plan as additional trees have been provided within the interior of the parking lot. For this reason, staff can support the requested design review for the commercial development for this location.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0308-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PACIFIC CLASSIC, LLC

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, STE 650, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

30A

ASSESSOR PARCEL #(s): 177-18-602-029, 177-18-502-001

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond / Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed commercial and industrial development

PROPERTY OWNER INFORMATION

NAME: Pacific Classic, LLC
 ADDRESS: 5699 Happy Canyon Road
 CITY: Santa Ynez STATE: CA ZIP CODE: 93460
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Pacific Classic, LLC
 ADDRESS: 5699 Happy Canyon Road
 CITY: Santa Ynez STATE: CA ZIP CODE: 93460 REF CONTACT ID # _____
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Ste. 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # N/A
 TELEPHONE: 702-792-7000 CELL 702-792-7031 EMAIL: BGronauer@kcnvlaw.com

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

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

Tom
 Property Owner (Signature)*

Tom Still
 Property Owner (Print)

5-20-24
 Date

DEPARTMENT USE ONLY

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

APPLICATION # (U) WS-25-0108
 EV MEETING DATE 3/18/25
 BUJ MEETING DATE 4/16/25
 TAB/CAC LOCATION Enterprise

ACCEPTED BY: RG
 DATE 1/27/25
 FEES \$1,800

DATE 2/26/25

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

KAEMPFER

CROWELL

ELISABETH E. OLSON
olson@kcnvlaw.com
D: 702.792.7039

December 4, 2024

VIA ONLINE SUBMITTAL

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

Re: *Compelling Justification Letter –Design Review and Waivers of Development Standards*
APNs: 177-18-602-029 and 177-18-502-001

To Whom It May Concern:

Please be advised our office represents Pacific Classic, LLC (the “Applicant”) in the above-referenced matter. The proposed project is on approximately 9.22 acres located near the southeast corner of Hinson Street and Blue Diamond Road. The property is more particularly described as APNs: 177-18-602-029 and 177-18-502-001 (the “Property”). The Property is split zoned General Highway Frontage (H-2) and Residential Single-Family 20 (RS20) and master planned Entertainment Mixed-Use (EM). The Applicant requests a design review of a commercial development; a design review of potential office and warehouse complex to the south is not a part of this application. Companion applications for a master plan amendment from EM to Business Employment (BE) and a zone change from H-2 and RS20 to Commercial General (CG) and Industrial Park (IP) are filed concurrently herewith. A parcel map will be submitted subsequent to the instant application in order to proceed with the split zoning of the Site.

Design Review

• ***Commercial Development***

The Applicant proposes a commercial development consisting of five buildings, totaling 26,086 square feet of commercial space and an additional 800 square feet of outdoor seating space. The buildings have a stucco exterior with color scheme of blue, red and white. The maximum building height is 26 feet and 6 inches, where 50 feet is permitted within the CG zoning district. A shaded walkway, shaded portico, aluminum storefront windows, and doors will be included in the design. Access to the Property will be from a single driveway on Blue Diamond Road, exceeding the required throat depth by 25 feet. The proposal includes 139 total parking spaces where 77 spaces are required. Excluding the 18 EV (14 EV and 4 E-Capable) and 8 ADA parking spaces provided, the total parking provided is 115 spaces. (See Waiver #1 below). Internal and perimeter landscaping will be in compliance with Code, while existing street lighting and sidewalks along Blue Diamond Road will be retained.

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- **Office and Warehouse Complex**

The Applicant intends to request a design review for the office and warehouse complex portion of the development at a later date.

Sustainability

The Applicant also demonstrates compliance with the requirements for sustainability, as specified in Section 30.04.05(J). Applicant proposes the following project improvements to satisfy the 7-point minimum requirement to meet new Title 30 Sustainability code:

- **Commercial Development**

- (1) *Trees*: 10% more trees are being provided than what is required by code. (1 point).
- (2) *Water-Efficient Planting*: 95% or more of the provided plants have very low or low water needs. (1 point).
- (3) *Landscape Buffer*: The proposed buffer exceeds the required buffer width by 50%. (1 point).
- (4) *Cool Roofs*: The proposed roof is white TPO with SRI 98/91. (1 point).
- (5) *Building Orientation*: A flat roof is provided, with most buildings facing within 30 degrees of a true east-west directions.
- (6) *Shade Structures*: Over 50% of the south and west windows and doors are covered with a shaded patio. (1 point).
- (7) *Shaded Walkways*: Shaded walkways are provided along more than 60% of building facades. (1 point).
- (8) *Nonresidential Ventilation*: 18-foot ceiling heights are provided. (1/2 point).
- (9) *Low-Emissivity Glass*: Solar Ban Glass is provided on all south and west facing windows. (1/2 point).

Waivers of Development Standards

#1 – To Allow Increased Parking in Excess of 15%

Per Section 30.04.04D, the provided parking is allowed to exceed the minimum parking requirement by no more than 15%. As shown on the Site Plan, there is a total of 139 parking spaces. After excluding the 26 spaces comprised of 18 EV(4 EV and 4 EV-Capable) and 8 ADA spaces, the total provided parking is 115 spaces. However, per the parking analysis, the maximum allowed parking is 89 spaces. Therefore, the Applicant requests a waiver to exceed parking by 26 spaces. This will not negatively impact the Site and instead eliminate any issues with parking capacity from the start.

**PLANNER
COPY**

#2- Reduced Parking Lot Area Landscaping

Per Section 30.04.010.8, a landscape island shall be provided every 6 parking spaces and at the end of each row of parking. Code requires that the landscape island shall be no less than 6 feet wide measured from inside of the curb and the adjacent parking space. The Applicant requests a waiver for the reduced island length in the parking spaces between Buildings #3 and #4 and Buildings #4 and #5. The reduction in length is due to the ADA pedestrian walkways provided in both areas. The current design does, however, meet the intent of the code by providing 1 tree every 6 spaces.

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



Elisabeth E. Olson

EEO/mtf

**PLANNER
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-25-400012 (WS-21-0525)-LMG LAS VEGAS, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW
for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.54 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise. MN/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

177-05-701-031; 177-05-701-033

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Eliminate parking lot landscaping where required per Figure 30.64-14.
- b. Eliminate street landscaping where required per Figure 30.64-13.
- c. Eliminate the required landscaping and freeway buffer wall where required when adjacent to a freeway per Figure 30.64-4

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7060 Windy Street
- Site Acreage: 4.54
- Project Type: Outside storage yard in conjunction with an existing distribution center
- Number of Stories: 2
- Building Height (feet): 60
- Square Feet: 87,974
- Parking Required/Provided: 82/92

Site Plan

The project includes 2 parcels; an existing 87,974 square foot distribution center located on the eastern parcel (APN 177-05-701-031) and an outside storage yard located on the western parcel (APN 177-05-701-033). The storage yard has access to the distribution center from the adjacent parcel to the east and Windy Street. Two parking spaces are located on the parcel to the west

and the remaining parking is located on the eastern parcel. Access to the distribution center is granted via an existing commercial driveway adjacent to Windy Street.

Landscaping

Per Code requirements, the previously approved landscape plan for NZC-19-0903 (APN 177-05-701-033) featuring the outside storage yard depicted a freeway buffer wall with landscaping, parking lot landscaping, and street landscaping. A waiver of development standards, WS-21-0525, was previously approved to temporarily waive all Code required landscaping for the parcel to the west (APN 177-05-701-033).

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-23-400125 (WS-21-0525):

Comprehensive Planning

- Until February 19, 2025 to review landscaping.
- Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications, including applications for extensions of time or applications for review, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Listed below are the approved conditions for WS-21-0525:

Current Planning

- Until February 1, 2023 to review;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the subject property will be in violation of the Development Code if the installation of landscaping and the construction of the freeway buffer wall are not completed by February 1, 2023; NZC-21-0903 is subject to a resolution of intent to complete in 3 years by February 19, 2023; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Applicant's Justification

The applicant indicates a review was conditioned with AR-23-400125 (WS-21-0525) because Title 30 was under a rewrite at the time. The applicant had planted small 15 gallon specimens

instead of planting medium 15 gallon specimens. The trees have now grown into medium sized specimens. Additionally, the applicant indicates they submitted a certificate of compliance for the approved landscaping but were told to apply for this application review by staff.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400125 (WS-21-0525)	First extension of time for a zone change to M-D zoning for outside storage in conjunction with an existing distribution center, waivers for reduced parking, alternative driveway geometrics, gate setback, and a design review for an outside storage yard	Approved by BCC	June 2023
WS-21-0525	Waivers for landscaping in conjunction with an existing distribution facility and outside storage yard	Approved by BCC	November 2021
NZC-19-0903	Reclassified a portion of the project site, APN 177-05-701-033 (western parcel), from R-E to M-D zoning for outside storage in conjunction with an existing distribution center, waivers for reduced parking, alternative driveway geometrics, gate setback, and a design review for an outside storage yard	Approved by BCC	February 2020
VS-18-0849	Vacated and abandoned an access easement	Approved by PC	December 2018
WS-18-0627	Waiver for water commitment requirement, off-site improvements, and drainage study in conjunction with a minor subdivision parcel map	Approved by BCC	October 2018
WS-18-0215	Waiver for increased building height, reduced throat depth for driveway with a design review for expansion of existing distribution center	Approved by BCC	June 2018
WS-1497-04	Distribution center for a stage and lighting facility	Approved by BCC	September 2004
VS-1498-04	Vacated and abandoned patent easements	Approved by BCC	September 2004
ZC-1235-99	Reclassified the site from R-E and H-1 to M-D zoning for an office/warehouse building	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Entertainment Mixed-Use	RS20 (AE-65 & AE-70)	I-15
South	Entertainment Mixed-Use	IP & CR (AE-65)	Undeveloped office/warehouse &
East	Entertainment Mixed-Use	CR (AE-70)	Undeveloped
West*	Entertainment Mixed-Use	RS20 (AE-65 & AE-70)	I-215

*Immediately to the north and west is the interchange for the I-215 and the I-15.

Related Applications

Application Number	Request
ET-25-400011 (NZA-19-0903)	An extension of time for an approved zone change is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Photographs have been submitted to staff demonstrating the existing landscaping does not conform to the Development Code. The applicant has completed the permit and inspection process for, BD24-05366, to replace a temporary chain link fence along the northwest property line of APN 177-05-701-033 with a permanent 8 foot high wrought iron fence where a freeway buffer wall is required. Furthermore, 1 large tree is required every 50 (15 gallon) or 100 linear feet (24 inch box) inside of the buffer wall. In lieu of the required large trees, 6 medium 15 gallon trees have been planted 50 feet on center on the south side of the fence, within the boundaries of the project site. The required parking lot landscaping, located at the northeast corner of the site, has not been planted. The constructed fence allows for vehicles traveling along the freeway to view commercial activities occurring within the subject site. This conflicts with Goal 6.2 of the Master Plan which seeks to enhance the quality of development in unincorporated Clark County. The subject site is adjacent from the I-215 and the I-15 that accommodates many travelling vehicles on a daily basis. The applicant has not demonstrated compliance with the landscaping requirements established per Code. Furthermore, the previously approved plans for NZC-19-0903 depicted the required freeway buffer wall in conjunction with the required 24 inch box trees. Therefore, staff cannot support the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Remove the time limit.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DANTE AMATO

**CONTACT: MACK MCKNIGHT, CHAMPION RESOURCE GROUP, LLC, 4310
PLUMERIA MIST STREET, LAS VEGAS, NV 89129**

DRAFT



Department of Comprehensive Planning Application Form

31A

ASSESSOR PARCEL #(s): 177-05-701-033

PROPERTY ADDRESS/ CROSS STREETS: S. Windy Street & Arby Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Review of north property line 'Barrier Fence' and associated required 'Landscaping' defining separation of the property owner's truck storage yard from the I-15 off-ramp pursuant to the NOFA dated Nov. 20, 2023 stipulating a conditional Comprehensive Planning 'Landscape Review' for completed approved work due no later than Feb. 19, 2025; reference original application: AR-23-400125 (WS-21-0525).

PROPERTY OWNER INFORMATION

NAME: LMG Nevada Land Expansion c/o Les Goldberg
 ADDRESS: 2350 Investors Row
 CITY: Orlando STATE: FL ZIP CODE: 32837-8331
 TELEPHONE: 407-852-4105 CELL 407-375-4800 EMAIL: les.goldberg@lmg.net

APPLICANT INFORMATION (must match online record)

NAME: Dante Amato, AIA | Encompass Studio
 ADDRESS: 241 West Charleston Blvd., Ste. 155
 CITY: Las Vegas STATE: NV ZIP CODE: 90102 REF CONTACT ID # 30660611
 TELEPHONE: 702-733-7759 CELL 702-683-3646 EMAIL: dante@estudiovegas.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Mack McKnight
 ADDRESS: 4310 Plumeria Mist
 CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # 222027
 TELEPHONE: 702-526-1313 CELL 702-526-1313 EMAIL: fmackmcknight@gmail.com

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

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

Property Owner (Signature) Les Goldberg Property Owner (Print) 12/12/24 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) AR-25-400012 ACCEPTED BY Tyler (tpd)
 PC MEETING DATE — DATE 1/16/25
 BCC MEETING DATE 3/19/25 FEES \$800.00
 TAB/CAC LOCATION Enterprise DATE 1/26/25



January 15, 2024

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

Re: **Justification Letter – Revised**
Architectural Review Ref: AR23-400125;
Waiver of Development Standards WS-21-0525 (NOFA 11/16/2021)
Nonconforming Zone Change/Waiver of Development Standards
Request for a 'Truck Yard' for the Triangle Parcel at the Dead-End of S.
Windy St/I-215., Las Vegas, NV, APN: 177-05-701-033

To Whom it May Concern:

We are respectfully prevailing upon the Department to grant an additional extension of time to address conditions stipulated in the associated NOFA requiring additional review by February 19, 2025. This condition was cited because at the time of the original request revisions to Title 30 were currently under a 'rewrite', and a further review would be required within the context of Title 30 requirements in place at the time of any additional application(s). By submitting a request for a review of a Landscape Certificate of Compliance on December 17, 2024, we were advised by Staff that a formal application would be required. At the time of the installation of the required tree specimens, the Owner acquired small 15-gallon specimens rather than medium 15-gallon specimens. Since Mid-2024 the specimens have matured to medium size.

The NOFA associated with WS-21-0525 related to NZC-19-0903, dated November 16, 2021, features Conditions of Approval that were to have been completed by February 19, 2023, pursuant to the previously granted extension of time. This extension of time was granted in consideration of severely challenging economic factors sustained by the property owner.

We assert on behalf of the property owner that the satisfaction of the criteria listed below with respect to the previously approved nonconforming zone boundary amendment remains unaffected as originally stated.

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principals:

Barrett Powley, architect 5492
Deb Hopson, registered interior designer 056

AR-25-40012
JL

Justification Letter
Architectural Review Ref: AR23-400125
Ref: WS-21-0525 (NOFA November 16, 2021)

Page 2

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

Moreover, on behalf of the Property Owner, with respect to the following points included within the Compelling Justification Letter associated with the approved 'Waiver of Development Standards', all remains valid and unaffected and we are not aware of any issues that have arisen from the public or neighbors due to the 'Waiver' having been approved.

- 1) *The opening to the subject property being at the end of a cul-de-sac public street is relatively constricted. In deference to local ordinances petitioner requests that a driveway throat width of 32 feet from face of curb to face of curb be allowed where 32 feet from lip of gutter is required, i.e., 35 feet face of curb to face of curb. The subject driveway will not be located within 6 feet of a light pole, fire hydrant, mailbox, above ground electrical transfer box, or block wall higher than 2 feet.*
- 2) *The petitioner intends to install a rolling bi-parting security gate at the entrance to the parcel that will be operated by a wi-fi controlled activator. Petitioner's adjacent parking lot is subject to vandalism/theft on an ongoing basis thus requiring enhanced security measures including close-circuit camera monitoring. Security concerns notwithstanding, petitioner requests that a throat depth of 25 feet be allowed where a*

principals:

Barrett Powley, architect
Deb Hopson, registered interior designer

241 West Charleston Blvd, Suite 155, Las Vegas, NV 89102 | 702.733.7759

Page 3 of 5

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AR-25-400012
JL

minimum throat depth of 25 feet is required generally and a throat depth of 50 feet is required for a security gate per Commercial and Multi-Family Security Gate Geometrics (DWG. No. 222.1). Allowing this waiver will allow the petitioner maximum usage of the subject property whereas compliance with current policy unmodified would hinder the petitioner's business operation.

3) A Waiver of Development Standards relative to a required parking deficit is sought in conjunction with this application. The Owner's current 'distribu-

tion/warehousing' operation including the 'addition' features 5 permanent full-time employees; 'visitors' at any one time rarely account for more than five, i.e., and for this aspect of the Owner's operation 64 parking spaces would ever be used at any one time. The Audio/Demo (10,338 sq. ft.) portion of the Owner's operation will be intermittently used commensurate with bookings of production crews associated with entertainment productions. These production crews will most likely arrive to the site on a Tour Bus, rather than passenger vehicles. In any event, it is our contention that the remaining eighteen parking spaces ($82 - 64 = 18$) would adequately address Audio/Demo bookings, particularly so, since many of the Audio/Demo bookings might occur at times other than normal business hours when the majority of the provided parking would be available. The Owner requests a reduction of ten required parking spaces from the 92 required spaces commensurate with the 82 parking spaces featured on the accompanying overall site plan. Petitioner contends that by acquiring and developing the subject property as described herein the overall quality of the immediate business community will be considerably improved to the benefit of all neighboring properties.

4) A waiver of development standards associated with the installation of an eight feet tall metal freeway barrier fence where an eight feet tall concrete masonry wall would, perhaps, have been preferred. The Owner cites the prevalence of ongoing graffiti/vandalism that would be associated with a concrete masonry wall in this location and the issue of problematic associated required maintenance.

principals.

Barrett Powley, architect
Deb Hopson, registered interior designer

241 West Charleston Blvd, Suite 155, Las Vegas, NV 89102 | 702.733.7759

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AR-25-400012
JL

Justification Letter

Architectural Review Ref: AR23-400125

Ref: WS-21-0525 (NOFA November 16, 2021)

Page 4

5) Lastly, landscaping requirements will be satisfied per Title 30 and property security illumination will be addressed such that required light levels and luminaire brightness shielding will be designed and accordingly maintained; moreover, two existing parking spaces, relocated to provide paved continuity between the subject property and the petitioner's existing M-D zoned property, have been relocated to the proposed 'Outside Storage' yard'. Required clearances will be maintained.

Should you require additional information and/or clarification please do not hesitate to contact me.

Thank you.



Dante Amato, AIA
Project Director | Architect

CC: Barrett Powley, AIA , Principal | Encompass Studio
Les M. Goldberg, LMG, CEO/President
Tom Savelli, LMG, Director of Construction
Mack McKnight, Special Consultant to the Owner

principals:

Barrett Powley, architect
Deb Hopson, registered interior designer

241 West Charleston Blvd, Suite 155, Las Vegas, NV 89102 | 702.733.7759

Page 5 of 5

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AR-25-400012
SL

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-25-400011 (NZA-19-0903)-LMG LAS VEGAS, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 0.56 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

WAIVERS OF DEVELOPMENT STANDARDS for the following. **1)** reduced parking; **2)** alternative driveway geometrics; and **3)** reduce the setback for a proposed gate.

DESIGN REVIEW for a proposed outside storage yard in conjunction with an existing distribution center on 4.54 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise (description on file). MN/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

177-05-701-031; 177-05-701-033

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 82 spaces where 92 spaces are required per Table 30.60-1 (a 10.9% reduction).
2.
 - a. Reduce the driveway width to 32 feet from face of curb to face of curb where a minimum of 35 feet is required per Section 30.52.050 (an 8.6% reduction).
 - b. Reduce the driveway throat depths to 12 feet where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (a 52% reduction).
3. Reduce the setback for a gate to 12 feet where 18 feet is required per Section 30.64.020 (a 33.3% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7060 Windy Street
- Site Acreage: 4.54
- Project Type: Outside storage yard in conjunction with an existing distribution center
- Wall Height (feet): Up to 8
- Parking Required/Provided: 82/92

History & Request

There is an existing 64,113 square foot office/warehouse building centrally located on the eastern parcel with an existing outside storage yard and parking area located on the northern portion of the site. A 23,861 square foot expansion located on the south side of the existing building was approved in June 2018. The purpose of this request was to expand the storage yard and parking area on the northern portion of the eastern parcel into the undeveloped western parcel which was re-zoned with the original request.

Site Plans

The approved plans depict a proposed outside storage yard located on the western parcel. The storage yard will have access to the existing distribution center on the adjacent parcel to the east and Windy Street. There are 2 parking spaces located on the northeastern portion of the parcel and the remaining parking is located on the eastern parcel. A security gate is located at the driveway onto Windy Street. The setback for the gate and the width of the driveway do not meet Code requirements. No changes are proposed to the development on the eastern parcel other than to provide cross access between the 2 parcels.

Landscaping

The approved plans depict an existing 15 foot wide landscape area along Windy Street, and a 20 foot wide landscape area along Arby Avenue. Interior parking lot trees will be provided as required by Code. Landscape materials that match the existing landscaping will be provided in the area where the new driveway is located. Large trees are located adjacent to the I-15 to I-215 off ramp as required per Code. A screen wall between 6 feet and 8 feet in height will surround the outside storage yard.

Elevations

The approved plans depict a 36 foot high existing building and the approved expansion is between 50 feet and 60 feet high. The expansion has a flat roof with parapet walls and the façade consisting of pre-cast concrete panels that match the existing building. Windows, including a storefront window, and door treatments are located on the southwest corner of the building.

Floor Plans

The approved plans depict an existing building consisting of warehouse space, offices, a demo area for the audio equipment, and other accessory uses. The 23,861 square foot expansion includes additional warehouse space, loading dock, and an audio lighting demo area. A 2,461 square foot second floor mezzanine was also provided in the building expansion.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400032 (NZC-19-0903):

Comprehensive Planning

- Until February 19, 2025 to commence.

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for NZC-19-0903:

Current Planning

- Resolution of Intent to complete in 3 years;
- 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

- Full off-site improvements.
- Applicant is advised that the required gate setback is measured from the property line pursuant to Title 30 so revised plans must show the correct measurement or additional land use applications will be required for the applicant to provide the correct numbers; and that the minimum required throat depth is not shown on the plans, and therefore, additional land use applications will be required if the standards are not met.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0685-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states the approved zone boundary amendment would be justified for many reasons. There has been a change in law, policies, trends, and/or facts after the adoption of this original application that makes the request appropriate. The approved density and intensity of the zone change is compatible with surrounding development in the area. The approved application will have no adverse impact on the public facilities surrounding the subject site. This zone change conforms with various goals and policies within Title 30. Furthermore, the applicant has encountered numerous financial hardships that have impeded their ability to commence the project as approved.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400125 (WS-21-0525)	First application for review for the approved application	Approved by BCC	November 2023
ET-23-400032 (NZC-19-0903)	First extension of time for the approved application	Approved by BCC	June 2023
WS-21-0525	Waivers for landscaping in conjunction with an existing distribution center and outside storage - expired	Approved by BCC	November 2021
NZC-19-0903	Zone change, waivers, and design review for outside storage in conjunction with an existing distribution center	Approved by BCC	February 2020
VS-18-0849	Vacation of an access easement	Approved by PC	December 2018
WS-18-0627	Waivers for water commitment requirement, off-site improvements, and drainage study in conjunction with a minor subdivision parcel map	Approved by BCC	October 2018
WS-18-0215	Waivers for increased building height, reduced throat depth for driveway, with a design review for expansion of an existing distribution center	Approved by BCC	June 2018
WS-1497-04	Distribution center for a stage and lighting facility	Approved by BCC	September 2004
VS-1498-04	Vacated patent easements	Approved by BCC	September 2004
ZC-1235-99	Reclassified the site from R-F and H-1 zoning to M-D zoning for an office/warehouse building	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Entertainment Mixed-Use	RS20 (AE-65 & AE-70)	I-15
South	Entertainment Mixed-Use	IP & CR (AE-65)	Undeveloped & office/warehouse
East	Entertainment Mixed-Use	CR (AE-70)	Undeveloped
West*	Entertainment Mixed-Use	RS20 (AE-65 & AE-70)	I-215

*Immediately to the north and west is the interchange for the I-215 and the I-15.

Related Applications

Application Number	Request
AR-25-400012 (WS-21-0525)	An application for review for an approved waiver of development standards is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has worked towards commencing the project as approved. Since their last extension of time, the applicant has completed the permit and inspection process for a building permit (BD24-05366). The permit was to replace a temporary chain-link fence along the northwest boundary line of APN 177-05-701-033 with a permanent wrought iron fence. The approved gates were not included on this building permit and were conditioned to be on a separate building permit. Staff understands that there are many intricacies to developing a project as approved. Furthermore, staff recognizes that the applicant has been working to complete the project. However, this building permit is the only application that the applicant has worked on since the first extension of time (ET-23-400032) was approved 2 years ago. Therefore, staff recommends approval of this request; however, this is the last extension of time that staff will support.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 19, 2027 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 8 months to complete the off-site improvements along Arby Avenue per approved off-site plan;
- 1 year administrative review of off-site improvements.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

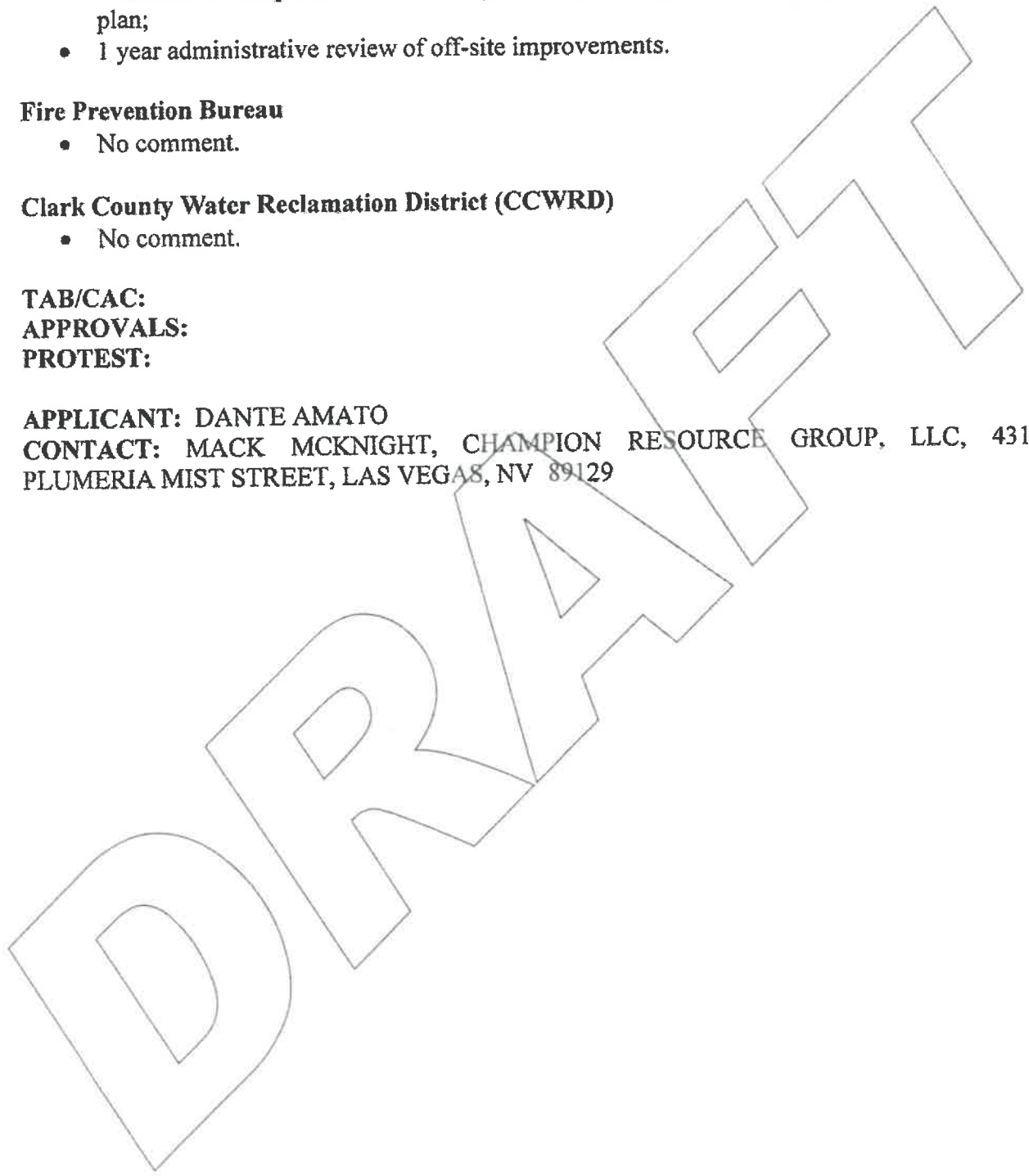
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DANTE AMATO

CONTACT: MACK MCKNIGHT, CHAMPION RESOURCE GROUP, LLC, 4310 PLUMERIA MIST STREET, LAS VEGAS, NV 89129





Department of Comprehensive Planning Application Form

32A

ASSESSOR PARCEL #(s): 177-05-701-033

PROPERTY ADDRESS/ CROSS STREETS: S. Windy Street & Arby Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Review of north property line 'Barrier Fence' and associated required 'Landscaping' defining separation of the property owner's truck storage yard from the I-15 off-ramp pursuant to the NOFA dated Nov. 20, 2023 stipulating a conditional Comprehensive Planning 'Landscape Review' for completed approved work due no later than Feb. 19, 2025; reference original application: AR-23-400125 (WS-21-0525).

PROPERTY OWNER INFORMATION

NAME: LMG Nevada Land Expansion c/o Les Goldberg
ADDRESS: 2350 Investors Row
CITY: Orlando STATE: FL ZIP CODE: 32837-8331
TELEPHONE: 407-852-4105 CELL 407-375-4800 EMAIL: les.goldberg@lmg.net

APPLICANT INFORMATION (must match online record)

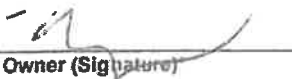
NAME: Dante Amato, AIA | Encompass Studio
ADDRESS: 241 West Charleston Blvd., Ste. 155
CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID # 38880811
TELEPHONE: 702-733-7759 CELL 702-683-3646 EMAIL: dante@estudiovegas.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Mack McKnight
ADDRESS: 4310 Plumeria Mist
CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # 222027
TELEPHONE: 702-526-1313 CELL 702-526-1313 EMAIL: fmackmcknight@gmail.com

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

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


Property Owner (Signature)

Les Goldberg
Property Owner (Print)

12/12/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-25-400011
PC MEETING DATE —
BCC MEETING DATE 3/19/25
TAB/CAC LOCATION Enterprise

ACCEPTED BY Tyler (tpd)
DATE 1/16/25
FEES \$1,400.00

DATE 2/26/25



January 15, 2024

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

Re: **Justification Letter – Revised**
Architectural Review Ref: AR23-400125;
Waiver of Development Standards WS-21-0525 (NOFA 11/16/2021)
Nonconforming Zone Change/Waiver of Development Standards
Request for a 'Truck Yard' for the Triangle Parcel at the Dead-End of S.
Windy St/I-215., Las Vegas, NV, APN: 177-05-701-033

To Whom it May Concern:

We are respectfully prevailing upon the Department to grant an additional extension of time to address conditions stipulated in the associated NOFA requiring additional review by February 19, 2025. This condition was cited because at the time of the original request revisions to Title 30 were currently under a 'rewrite', and a further review would be required within the context of Title 30 requirements in place at the time of any additional application(s). By submitting a request for a review of a Landscape Certificate of Compliance on December 17, 2024, we were advised by Staff that a formal application would be required. At the time of the installation of the required tree specimens, the Owner acquired small 15-gallon specimens rather than medium 15-gallon specimens. Since Mid-2024 the specimens have matured to medium size.

The NOFA associated with WS-21-0525 related to NZC-19-0903, dated November 16, 2021, features Conditions of Approval that were to have been completed by February 19, 2023, pursuant to the previously granted extension of time. This extension of time was granted in consideration of severely challenging economic factors sustained by the property owner.

We assert on behalf of the property owner that the satisfaction of the criteria listed below with respect to the previously approved nonconforming zone boundary amendment remains unaffected as originally stated.

**PLANNER
COPY**

principals

Barrett Powley, architect 5492
Deb Hopson, registered interior designer 056

241 W. Charleston Blvd, Suite 155, Las Vegas, NV 89102 | 702.733.7759
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E-T-25-400011
JL

Justification Letter

Architectural Review Ref: AR23-400125

Ref: WS-21-0525 (NOFA November 16, 2021)

Page 2

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

Moreover, on behalf of the Property Owner, with respect to the following points included within the Compelling Justification Letter associated with the approved 'Waiver of Development Standards', all remains valid and unaffected and we are not aware of any issues that have arisen from the public or neighbors due to the 'Waiver' having been approved.

- 1) *The opening to the subject property being at the end of a cul-de-sac public street is relatively constricted. In deference to local ordinances petitioner requests that a driveway throat width of 32 feet from face of curb to face of curb be allowed where 32 feet from lip of gutter is required, i.e., 35 feet face of curb to face of curb. The subject driveway will not be located within 6 feet of a light pole, fire hydrant, mailbox, above ground electrical transfer box, or block wall higher than 2 feet.*
- 2) *The petitioner intends to install a rolling bi-parting security gate at the entrance to the parcel that will be operated by a wi-fi controlled activator. Petitioner's adjacent parking lot is subject to vandalism/theft on an ongoing basis thus requiring enhanced security measures including close-circuit camera monitoring. Security concerns notwithstanding, petitioner requests that a throat depth of 25 feet be allowed where a*

principals:

Barrett Powley, architect

Deb Hopson, registered interior designer

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Page 3 of 5

**PLANNER
COPY**

ET-25-400011
JL

minimum throat depth of 25 feet is required generally and a throat depth of 50 feet is required for a security gate per Commercial and Multi-Family Security Gate Geometrics (DWG. No. 222.1). Allowing this waiver will allow the petitioner maximum usage of the subject property whereas compliance with current policy unmodified would hinder the petitioner's business operation.

3) A Waiver of Development Standards relative to a required parking deficit is sought in conjunction with this application. The Owner's current 'distribu-

tion/warehousing' operation including the 'addition' features 5 permanent full-time employees; 'visitors' at any one time rarely account for more than five, i.e., and for this aspect of the Owner's operation 64 parking spaces would ever be used at any one time. The Audio/Demo (10,338 sq. ft.) portion of the Owner's operation will be intermittently used commensurate with bookings of production crews associated with entertainment productions. These production crews will most likely arrive to the site on a Tour Bus, rather than passenger vehicles. In any event, it is our contention that the remaining eighteen parking spaces (82 - 64 = 18) would adequately address Audio/Demo bookings, particularly so, since many of the Audio/Demo bookings might occur at times other than normal business hours when the majority of the provided parking would be available, The Owner requests a reduction of ten required parking spaces from the 92 required spaces commensurate with the 82 parking spaces featured on the accompanying overall site plan. Petitioner contends that by acquiring and developing the subject property as described herein the overall quality of the immediate business community will be considerably improved to the benefit of all neighboring properties.

4) A waiver of development standards associated with the installation of an eight feet tall metal freeway barrier fence where an eight feet tall concrete masonry wall would, perhaps, have been preferred. The Owner cites the prevalence of ongoing graffiti/vandalism that would be associated with a concrete masonry wall in this location and the issue of problematic associated required maintenance.

principals:

Barrett Powley, architect
Deb Hopson, registered interior designer

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ET-25-400011
JL

Justification Letter

Architectural Review Ref: AR23-400125

Ref: WS-21-0525 (NOFA November 16, 2021)

Page 4

5) Lastly, landscaping requirements will be satisfied per Title 30 and property security illumination will be addressed such that required light levels and luminaire brightness shielding will be designed and accordingly maintained; moreover, two existing parking spaces, relocated to provide paved continuity between the subject property and the petitioner's existing M-D zoned property, have been relocated to the proposed 'Outside Storage' yard'. Required clearances will be maintained.

Should you require additional information and/or clarification please do not hesitate to contact me.

Thank you.



Dante Amato, AIA
Project Director | Architect

CC: Barrett Powley, AIA , Principal | Encompass Studio
Les M. Goldberg, LMG, CEO/President
Tom Savelli, LMG, Director of Construction
Mack McKnight, Special Consultant to the Owner

PLANNER
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principals:

Barrett Powley, architect
Deb Hopson, registered interior designer

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ET-25-400011
JL

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0526-GHANOLI HOLDINGS, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.

DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay.

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

RELATED INFORMATION:

APN:

177-05-204-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 6 foot high non-decorative fence within the front setback where 3 foot is the maximum height allowed per Section 30.04.03B (a 100% increase).
2. Allow a non-decorative fence along Crystal Street, Martin Avenue, and Dean Martin Drive where fences along a street shall be decorative per Section 30.04.03B.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6734 Crystal Street
- Site Acreage: 0.49
- Project Type: Fencing and site modifications
- Building Height (feet): 6 (fence)
- Parking Required/Provided: 0/7 (truck parking spaces)

Site Plan & History

The site was previously approved as a truck staging area by the BCC in December of 2023 via UC-23-0695; the applicant has altered the design to include 2 access gates, update the landscape plan, add non-decorative fencing along the perimeter of the lot, and add a 3 foot high retaining wall along the eastern boundary of the site. A condition of approval required a zoning inspection prior to commencing the use, however, aerial photos show that the site has been used as a truck staging area since the original approval, but the conditions from UC-23-0695 were never met.

The approved plan depicts a paved parking area for staging of up to 8 trucks. Truck parking spaces were shown along the north side of the subject property at a minimum of 10.5 feet in width and 74 feet in length. The parking area was proposed to be accessed from two, 40 foot wide commercial driveways from Crystal Street. Additionally, there were no proposed areas for outside storage.

Now, the applicant has altered the plan to show a paved parking area for staging of up to 7 trucks where 8 parking spaces were originally approved; 1 parking spot was removed to accommodate the installation of the fences and access gates. The size and location of the parking spots is unchanged. Additionally, the parking area will now be accessed via a proposed rolling gate on the west property line and a proposed swinging gate near the south portion of the property. The rolling gate is shown as being 48 feet wide and the swinging gate is shown as being 38 feet wide, and both gates are to be set back 18 feet from property lines and will remain open during business hours. The gates connect to a 6 foot high chain-link fence that surrounds a majority of the site. A chain-link fence is proposed along the perimeter of the site, behind the required landscaping. There is also a retaining wall shown along the eastern boundary of the site. The retaining wall is a maximum of 3 feet high at its highest point with the 6 foot high chain-link fence on top.

Landscaping

The approved landscape plan depicts street landscaping areas with existing attached sidewalks along Martin Avenue and along portions of Dean Martin Drive. The street landscaping is 10 feet in width along Martin Avenue and 6.5 feet wide along Dean Martin Drive. Additional right-of-way was dedicated on the south portion of Dean Martin Drive for the elevated roadway over CC 215 and there is no landscaping in this area. Attached sidewalks with street landscaping 10 feet in width were also shown along Crystal Street.

Upon approval of the previous application, a condition was added that the Modesto Ash trees needed to be replaced by a tree species recommended by the Southern Nevada Water Authority plant list. The applicant has updated the plans to replace the Modesto Ash tree with Cedar Elm. Also, the applicant is requesting to replace Date Palm with Southern Live Oaks. All of the previously approved dimensions for the landscaping and attached sidewalks are unchanged.

Applicant's Justification

The applicant states that the proposed fencing and access gates would provide the security necessary for the site without the installation of a block wall, as a block wall could create a canyon effect in the cul-de-sac. The applicant also states that the trucks parked at the site would be mail trucks coming from California, and that they would not be parked there for more than a few hours at a time before departing to their destinations. Additionally, the applicant states the landscaping to be installed will help mitigate the effects of the non-decorative chain-link fence. Lastly, the applicant states the access gates are to remain open during business hours.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0695	Truck staging area	Approved by BCC	December 2023
VS-23-0696	Vacated and abandoned patent easements	Approved by BCC	December 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-60 & AE-65)	Feed store & off-premises sign
South & East	Business Employment	RS20 (AE-60)	Dean Martin Drive, I-15, & CC 215 ramps
West	Business Employment	IP (AE-60)	Distribution center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

While the installation of landscaping is an improvement for the site, staff finds the installation of non-decorative fences along both streets is not consistent with Title 30. Fencing in the front yard is meant to be minimal and fencing along a street is required to be decorative to reduce visual impact, and in this case no additional mitigation is provided for the negative impacts, other than the required landscaping. For these reasons, staff cannot support these requests.

Design Review

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

Staff finds the addition of the access gates will improve the security of the site. Also, the update of landscape material to the original plan and the substitution for SNWA recommended trees is a welcome change that is in-line with the goals of the Master Plan. While staff would support the addition of the fences and gates, staff is not supporting the waivers of development standards for non-decorative fences and; therefore, cannot support this request.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Full off-site improvements;
- Right-of-way dedication to include a portion of the cul-de-sac for Crystal Street and spandrel at the intersection of Martin Avenue and Dean Martin Drive.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: November 20, 2024 – HELD – To 01/22/25 – per the applicant.

COUNTY COMMISSION ACTION: January 22, 2025 – HELD – To 03/19/25 – per the applicant.

APPLICANT: GHANOLI HOLDINGS, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

33A

ASSESSOR PARCEL #(s): 177-05-204-001

PROPERTY ADDRESS/ CROSS STREETS: CRYSTAL STREET & MARTIN AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

THE APPLICANT IS REQUESTING A DESIGN REVIEW AND WAIVER OF DEVELOPMENT STANDARDS FOR A PROPOSED CHAIN LINK FENCING AROUND THE APPROVED SITE WITH GATED ENTRIES.

PROPERTY OWNER INFORMATION

NAME: GHANOLI HOLDINGS LLC

ADDRESS: 30724 BENTON ROAD, C302-483

CITY: WINCHESTER

STATE: CA

ZIP CODE: 92596

TELEPHONE: (760)689-2263

CELL _____

EMAIL: SatinderSingh01@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: GHANOLI HOLDINGS LLC

ADDRESS: 30724 BENTON ROAD, C302-483

CITY: WINCHESTER

STATE: CA

ZIP CODE: 92596

REF CONTACT ID # 276385

TELEPHONE: (760)689-2263

CELL _____

EMAIL: SatinderSingh01@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN-NEVADA c/o: Jeffrey Armstrong

ADDRESS: 2727 SOUTH RAINBOW BOULEVARD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # 172217

TELEPHONE: (702)873-7550

CELL _____

EMAIL: jeffreya@vtnnv.com

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

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

Satinder Singh

Property Owner (Signature)*

Satinder Singh

Property Owner (Print)

6/21/2024

Date

DEPARTMENT USE ONLY

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APPLICATION #(s) WS-24-0526

ACCEPTED BY *[Signature]*

PC MEETING DATE 11/19/24

DATE 9/24/24

BCC MEETING DATE _____

FEES \$1,300

TAB/CAC LOCATION Enterprise

DATE 10/30/24



7/18/2024, 8/5/2024, Revised 9/4/2024
W.O # 8289

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

Subject: 1. Design Review
2. Waiver of Development Standards

RE: APN 177-05-204-001 - 0.49 Gross Acres

Planning Department:

On behalf of our client Ghanoli Holdings LLC, VTN Nevada is requesting the approval of a Design Review and Waivers of Development Standards for the above referenced parcel. Ghanoli Holdings LLC was approved to develop the subject parcel of land as a Truck Staging Area with a zoning of M-1 (Light Manufacturing) with land use designations of BE (Business Employment) within the Enterprise Land Use planning area, Commissioner Michael Naft's district.

The proposed truck staging area is located east of Crystal Street and south of Martin Avenue. The truck staging area is proposed to be a staging area for mail to be trucked/delivered to and from California.

The proposed truck staging area was approved by Clark County Planning Commission on December 18, 2023 (UC-23-0695 and VS-23-0696).

The Request:

The applicant is requesting approval for the following:

Waiver of Development Standards:

1. To allow a chain link fence with slat where decorative fencing is required along the street frontages per 30.04.03B.1. Fence to be constructed at back of approved landscaping.
2. To allow a 6-foot high fence where 3 feet is required within the front setback (Crystal Street) per 30.04.03B.1.i.b. for industrial district per 30.04.03.B.i.1.b

Design Review:

1. Design Review for a landscape material change, prior UC-23-0695 included waivers to reduce landscaped area (old Title 30) to 10 feet along Martin Avenue, 10 feet along Crystal Street, 6.5 feet along Dean martin Drive, and 1 zero feet along other portions of Dean Martin Drive.

The applicant is proposing to utilize chain link fencing with privacy slats where decorative fencing is required. The gated access will be setback eighteen (18) feet from the property line for both gates.

The fencing to be installed at the back of approved landscaping.

The site access hours are as follows:

3:00AM to 11:00AM

1:00PM to 5:30AM

The applicant believes that the proposed chain link fencing will provide the minimal security needed for the site without the permanency of a solid block wall. A solid block wall around when constructed would create a tunnelling effect for the drivers trying to maneuver semi-trailer around a small site. The trailers will only be parked at the site for a few hours prior to departure to make deliveries. The applicant will be providing additional landscaping screening around the site to reduce the impacts on the chain link fencing.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0046-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS.

ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the southeast corner of Serene Avenue and Grand Canyon Drive within Enterprise (description on file). JJ/mc (For possible action)

RELATED INFORMATION:

APN:

176-19-701-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests a zone change from RS20 to RS3.3 for the subject property, which has a Master Plan designation of Mid-Intensity Suburban Neighborhood. The surrounding area also has a Master Plan designation of Mid-Intensity Suburban Neighborhood. In addition, the property is surrounded by residential subdivisions zoned RS3.3 which makes this request for RS3.3 zoning appropriate for the subject property.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0870-97	Allowed the placement of a manufactured home on the property - expired	Approved by PC	December 1997
WT-0779-95	Permitted 11 miles of 40 foot wooden overhead power poles	Approved by PC	June 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RS20	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
WS-25-0047	A waiver of development standards for street intersection off-sets is a companion item on this agenda.
VS-25-0048	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500009	A tentative map for a 15 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS3.3 zoning is compatible with the RS3.3 zoned single-family residential subdivisions in the nearby area, which include all the parcels adjacent to the subject site to the east, south, and west. The proposed development complies with Goal 1.1 of the Master Plan, which is to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 of the Master Plan, which encourages a mix of housing options, product types, and unit sizes. The majority of parcels in the surrounding area also have a Master Plan zoning designation of Mid-Intensity Suburban Neighborhood. For these reasons, staff finds the request for the RS3.3 (Residential Single-Family 3.3) zone is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0419-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STORYBOOK HOMES

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 SUITE 577, LAS VEGAS, NV 89134**



Department of Comprehensive Planning Application Form

34A

ASSESSOR PARCEL #(s): 176-19-701-001

PROPERTY ADDRESS/ CROSS STREETS: SEC Grand Canyon & Serene

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone 2.5 acres from RS 20 to RS 3.3

PROPERTY OWNER INFORMATION

NAME: Bonilla Family Trust, Teofilo & Maria Bonilla TRS
ADDRESS: 5919 Tybalt Court
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL: 702-610-4622 EMAIL: javierbonillavaldez@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Storybook Homes/ Toll Brothers South LV, LLC
ADDRESS: 1140 N Town Center Dr Suite 250
CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # _____
TELEPHONE: (702) 877-7040 CELL: _____ EMAIL: isummers@tollbrothers.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart
ADDRESS: 1930 Village Center Circle Building 3-577
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577
TELEPHONE: _____ CELL: 702-499-6469 EMAIL: stewplan@gmail.com

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

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

Teofilo Bonilla
Property Owner (Signature)*

Teofilo Bonilla
Property Owner (Print)

10/17/24
Date

DEPARTMENT USE ONLY

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

APPLICATION # (M) 26-25-0046

ACCEPTED BY: [Signature]

PC MEETING DATE: _____

DATE: 01/15/25

DCR MEETING DATE: 03/19/25

FEES: \$1,200

TAB/CAC LOCATION: Spring Valley

DATE: 02/25/25

*LAS Consulting
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell*

November 24, 2024

Mr. Hunter White, Principal Planner
Clark County Current Planning
500 Grand Central Parkway, 1st floor
Las Vegas, NV 89155

RE: Justification Letter- Zone Change APR 24-101240

Dear Mr. White:

Please accept this letter as our request for a zone change from RS 20 to RS 3.3. The property is 2.5 gross acres, located at the Southeast corner of Grand Canyon Drive and Serene Avenue. The property is surrounded by RS 3.3 subdivisions to the east, south and west across Grand Canyon. The master plan designates this property as Mid-Intensity Suburban Neighborhood (up to 8 du/ac), the same as the surrounding area.

There are companion applications of a tentative map, design review and vacation and abandonment. This is an appropriate designation, and we respectfully request approval. Please feel free to contact me with any questions.

Yours truly,

Lucy Stewart

Lucy Stewart

Planner
Copy

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0048-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Cluny Avenue and between Grand Canyon Drive and Newbattle Street within Enterprise (description on file). JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-19-701-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans provided show the vacation and abandonment of government patent easements on the subject site. The plans show 33-foot wide patent easements are proposed to be vacated along the southern and eastern boundaries of the site. The applicant indicates the patent easements are no longer needed for roadways and utilities and need to be vacated in order to fully develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0870-97	Allowed the placement of a manufactured home on the property - expired	Approved by PC	December 1997
WT-0779-95	Permitted 11 miles of 40 foot wooden overhead power poles	Approved by PC	June 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RS20	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-25-0046	A zone change to reclassify the site from an RS20 to an RS3.3 zone is a companion item on this agenda.
WS-25-0047	A waiver of development standards for a single-family detached residential subdivision is a companion item on this agenda.
TM-25-500009	A tentative map for a 15 lot single-family residential subdivision map is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Serene Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STORYBOOK HOMES

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 SUITE 577, LAS VEGAS, NV 89134**



Department of Comprehensive Planning Application Form

35A

ASSESSOR PARCEL #(s): 176-19-701-001

PROPERTY ADDRESS/ CROSS STREETS: SEC Grand Canyon & Serene

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of patent easements

PROPERTY OWNER INFORMATION

NAME: Bonilla Family Trust, Teofilo & Maria Bonilla TRS
 ADDRESS: 5919 Tybalt Court
 CITY: Las Vegas STATE: NV ZIP CODE: 89113
 TELEPHONE: _____ CELL 702-610-4622 EMAIL: javierbonillavaldez@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Storybook Homes/ Toll Brothers South LV, LLC
 ADDRESS: 1140 N Town Center Dr Suite 250
 CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # _____
 TELEPHONE: (702) 877-7040 CELL _____ EMAIL: isummers@tollbrothers.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart
 ADDRESS: 1930 Village Center Circle Building 3-577
 CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577
 TELEPHONE: _____ CELL 702-499-6469 EMAIL: stewplan@gmail.com

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

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

Teofilo Bonilla
 Property Owner (Signature)*

Teofilo Bonilla
 Property Owner (Print)

10/17/24
 Date

DEPARTMENT USE ONLY

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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TL | <input type="checkbox"/> WL | OTHER _____ |

APPLICATION # (I) VS-25-0048
 PC MEETING DATE _____
 REC MEETING DATE 03/19/25
 TAB/CAC LOCATION Spring Valley

ACCEPTED BY HW
 DATE 11/15/25
 FEE \$ 1,000

DATE: 02/25/25

*LAS Consulting
1916 Trull Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell.*

December 10, 2024

Mr. Hunter White, Principal Planner
Clark County Current Planning
500 Grand Central Parkway, 1st floor
Las Vegas, NV 89155

RE: Justification Letter- Vacation and Abandonment APR 24-101240

Dear Mr. White:

Please accept this letter as our request for a vacation and abandonment for patent easements. This request is for 33 feet of patent easements on the east and south side of the property. Vacation of these easements are necessary to develop the site. There will be detached sidewalks along Seren and Grand Canyon.

There are companion applications of a tentative map, design review and zone change. The right-of-way will be dedicated for Grand Canyon and Serene with the final map. Please feel free to contact me with any questions.

Yours truly,

Lucy Stewart

Lucy Stewart

Planner
Copy

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0047-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS.

WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set. **DESIGN REVIEW** for a single-family residential subdivision on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-19-701-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the off-set of street intersections to 119 feet where 125 feet is the standard per Section 30.04.08F (a 4.8% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential detached subdivision
- Number of Lots: 15
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 3,819/5,625
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,941 (minimum)/3,135 (maximum)

Site Plan

The plan depicts a 15 lot single-family detached residential subdivision located at the southeast corner of Serene Avenue and Grand Canyon Drive. The plans show the overall site is 2.5 acres with a density of 6 dwelling units per acre. The lots range in size from 3,819 square feet up to 5,625 square feet with lots generally measuring 30 feet to 50 feet wide and 100 feet to 144 feet long. The subdivision will have access through a 38 foot wide private street that will take access from Serene Avenue and will be offset 119 feet from the intersection of Serene Avenue and

Grand Canyon Drive. The plans show the private street will run north to south and extend the length of the subdivision. A 38 foot wide stub street that will run east to west and will extend 115 feet to the west of the main private street. All lots will obtain access from the private streets. The plans show provided driveways will be at least 20 feet long and the driveway on Lot 15 will be set back from Serene Avenue by at least 14 feet. Five foot wide detached sidewalks are provided along both Serene Avenue and Grand Canyon Drive.

Landscaping

The landscape plan depicts street landscaping along Serene Avenue and Grand Canyon Drive in 15 foot wide landscape areas within proposed common elements. Landscaping along these streets consists of a 5 foot wide landscape strip along the street, followed by a 5 foot wide detached sidewalk, and then followed by another 5 foot wide landscape area. The plans show the landscape area will contain Southern Live Oak (*Quercus virginiana*) trees, large trees as defined by Title 30, staggered on each side of the sidewalk with a tree every 20 feet on center. Overall, a total of 25 trees are provided along the streets, 13 trees along Grand Canyon Drive, and 12 trees along Serene Avenue, where 20 trees are required. Three additional trees and shrubs are provided within two common elements located within the interior of the subdivision.

Elevations

The elevations show 3 different models with 2 different possible exterior designs for the homes. Each exterior corresponds with either a Modern or Craftsman style. All models are 2 stories tall. All homes will range in height from 23 feet to 26 feet and consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown.

Floor Plans

The models shown range in size from 2,941 square feet up to 3,135 square feet including garage, porch, and optional spaces, spread across 2 stories. Each model has 4 to 5 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, and gourmet kitchens. All homes have garage space for 2 cars with space for 2 cars in the driveway.

Applicant's Justification

The applicant states the property is surrounded by RS3.3 subdivisions to the east, south and west. The applicant further states the subdivision is designed with lots siding to Grand Canyon Drive and there are 4 lots that back-up to Serene Avenue. A common element separates the lots along Serene Avenue and Grand Canyon Drive from the street. The applicant indicates the minimum lot size required is 3,300 square feet and the minimum in this subdivision is 3,819 square feet. The applicant also indicates there are detached sidewalks on both Serene Avenue and Grand Canyon Drive. The applicant further indicates there are 3 models with 2 separate elevations per house, for a total of 6 house types. Finally, the applicant indicates the waiver for reduced intersection off-set is needed due to the size of the overall site and there being no other placed to put the street within the subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0870-97	Allowed the placement of a manufactured home on the property - expired	Approved by PC	December 1997
WT-0779-95	Permitted 11 miles of 40 foot wooden overhead power poles	Approved by PC	June 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RS20	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-25-0046	A zone change to reclassify the site from an RS20 to an RS3.3 zone is a companion item on this agenda.
VS-25-0048	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500009	A tentative map for a 15 lot single-family residential subdivision map is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing a relatively large number of models when compared to the number of lots within the subdivision. This should allow for different architectural styles and house sizes that should keep the streetscape interesting. The house plans also have different ways of accessing the house with some front loaded and others side loaded. The proposed homes are similar in scale and size to the surrounding area and use materials and colors typical of the southwestern United States. The site is well parked with 4 spaces provided for each lot. The landscaping along the street is sufficient to shade the provided detached sidewalk, reducing heat islands effects. Finally, the single-family subdivision will support Master Plan Policies 1.3.1 and 1.4.4, and Enterprise Specific Policies EN-1.1 and EN-6.5, which all support the development of compatible and continuous residential developments within in-fill areas of existing neighborhoods. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction of the street intersection off-set for the distance between Grand Canyon Drive and Street "B". The proposed subdivision should see a low volume of traffic because of the limited number of lots.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Serene Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0419-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STORYBOOK HOMES

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLDG 3 SUITE 577, LAS VEGAS, NV 89134



Department of Comprehensive Planning Application Form

36A

ASSESSOR PARCEL #(s): 176-19-701-001

PROPERTY ADDRESS/ CROSS STREETS: SEC Grand Canyon & Serene

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards & Design review for a single family subdivision and house plans

PROPERTY OWNER INFORMATION

NAME: Bonilla Family Trust, Teofilo & Maria Bonilla TRS

ADDRESS: 5919 Tybalt Court

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: _____

CELL 702-610-4622

EMAIL: _____

javierbonillavaldez@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Storybook Homes/ Toll Brothers South LV, LLC

ADDRESS: 1140 N Town Center Dr Suite 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

REF CONTACT ID # _____

TELEPHONE: (702) 877-7040

CELL _____

EMAIL: isummers@tollbrothers.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart

ADDRESS: 1930 Village Center Circle Building 3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # 165577

TELEPHONE: _____

CELL 702-499-6469

EMAIL: stewplan@gmail.com

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

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

Teofilo Bonilla
Property Owner (Signature)

Teofilo Bonilla

Property Owner (Print)

10/17/24
Date

DEPARTMENT USE ONLY

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APPLICATION # WS-25-0047

APPLICANT AW

PC MEETING DATE _____

BATH 11.5125

REC MEETING DATE 03/19/25

FEE \$ 1,300

TAB/CAC LOCATION Spring Valley

DATE 03/25/25

*LAS Consulting
1930 Village Center Circle Bldg 3-577
Las Vegas, NV 89134
(702) 499-6469-cell.*

December 10, 2024

Mr. Hunter White, Principal Planner
Clark County Current Planning
500 Grand Central Parkway, 1st floor
Las Vegas, NV 89155

RE: Justification Letter- Waiver of D.S. & Design Review- APR 24-101240

Dear Mr. White:

Please accept this letter as our request for a design review & Waiver of Development Standards for a subdivision of 15 single family lots and four common element lots. A companion item is a request for a zone change from RS 20 to RS 3.3. The property is 2.5 gross acres, located at the Southeast corner of Grand Canyon Drive and Serene Avenue. The property is surrounded by RS 3.3 subdivisions to the east, south and west across Grand Canyon. The master plan designates this property as Mid-Intensity Suburban Neighborhood (up to 8 du/ac), the same as the surrounding area.

The subdivision is designed with lots siding to Grand Canyon, and there are four lots that back up to Serene. A common element separates the lots along Serene and Grand Canyon from the street. The minimum lot size required is 3300 square feet and the minimum in this subdivision is 3819 square feet, the maximum is 5625 square feet for an average of 4368 square feet. There are detached sidewalks on both Serene and Grand Canyon. The development is entered into via a street on Serene. There are three models with two separate elevations per house, for an appearance of 6 house types. All houses are two stories in height with windows on all four sides and stucco covered foam popouts to create articulation on all sides.

Planner
Copy

Requested Applications:

Design Review- For a single-family subdivision and house plans.

Waiver of Development Standards-Waiver of development-Request to reduce the street intersection offset per 30.04.08 1 for to 119' where 125' is required. The street is located in the only place it can be placed to develop the site. This results in a shortage in the distance to the intersection of Grand Canyon & Serene.

There are companion applications of a zone change, tentative map and a vacation and abandonment. This is an appropriate development, consistent with the surrounding area and we respectfully request approval. Please feel free to contact me with any questions.

Yours truly,

Lucy Stewart

Lucy Stewart

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500009-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:

TENTATIVE MAP consisting of 15 single-family lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-19-701-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential detached subdivision
- Number of Lots: 15
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 3,819/5,625

Project Description

The plan depicts a 15 lot single-family detached residential subdivision located at the southeast corner of Serene Avenue and Grand Canyon Drive. The plans show the overall site is 2.5 acres with a density of 6 dwelling units per acre. The lots range in size from 3,819 square feet up to 5,625 square feet with lots generally measuring 30 feet to 50 feet wide and 100 feet to 144 feet long. The subdivision will have access through a 38 foot wide private street that will take access from Serene Avenue and will be off-set 119 feet from the intersection of Serene Avenue and Grand Canyon Drive. The plans show the private street will run north to south and extend the length of the subdivision. A 38 foot wide stub street that will runs east to west and will extend 115 feet to the west of the main private street. All lots will obtain access from the private streets. The plans show that provided driveways will be at least 20 feet long and the driveway on Lot 15 will be set back from Serene Avenue by at least 14 feet. Five foot wide detached sidewalks are provided along both Serene Avenue and Grand Canyon Drive and are contained within two common elements. Two additional common elements in the interior of the subdivision, one to the west of the north-south street and one to the south of the stub street, are provided for internal landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0870-97	Allowed the placement of a manufactured home on the property - expired	Approved by PC	December 1997
WT-0779-95	Permitted 11 miles of 40 foot wooden overhead power poles	Approved by PC	June 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RS20	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-25-0046	A zone change to reclassify the site from an RS20 to an RS3.3 zone is a companion item on this agenda.
WS-25-0047	A waiver of development standards for a single-family detached residential subdivision is a companion item on this agenda.
VS-25-0048	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The proposed residential subdivision is similar in density and lot sizes to other subdivisions in the area. The lots are only accessible from internal public streets with rows of lots on each side of the street and no double frontage lots, as common lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. With that said, the street network will terminate in stubs streets as opposed to a cul-de-sac, the County's preferred terminating method. Staff, however, finds this request meets the tentative map requirements and standards for approval as outlined in Title 30; therefore, can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Serene Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0419-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STORYBOOK HOMES

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 SUITE 577, LAS VEGAS, NV 89134**

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Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-701-001

PROPERTY ADDRESS/ CROSS STREETS: SEC Grand Canyon & Serene

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map for 15 RS 3.3 lots

PROPERTY OWNER INFORMATION

NAME: Bonilla Family Trust, Teofilo & Maria Bonilla TRS
 ADDRESS: 5919 Tybalt Court
 CITY: Las Vegas STATE: NV ZIP CODE: 89113
 TELEPHONE: _____ CELL: 702-610-4622 EMAIL: javierbonillavaldez@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Storybook Homes/ Toll Brothers South LV, LLC
 ADDRESS: 1140 N Town Center Dr Suite 250
 CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # _____
 TELEPHONE: (702) 877-7040 CELL _____ EMAIL: isummers@tollbrothers.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart
 ADDRESS: 1930 Village Center Circle Building 3-577
 CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577
 TELEPHONE: _____ CELL: 702-499-6469 EMAIL: stewplan@gmail.com

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

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

Teofilo Bonilla
 Property Owner (Signature)

Teofilo Bonilla
 Property Owner (Print)

10.17.24
 Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADH	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TP	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> VDR	<input checked="" type="checkbox"/> TR	<input type="checkbox"/> VVC	<input type="checkbox"/> OTHER _____

APPLICATION #/ID: TM-25-500009 GROUP/LOT # NEW
 PC MEETING DATE: _____ DATE: 11.15.25
 PC MEETING DATE: 03.19.25 FEE: \$750
 PARCEL DESCRIPTION: Spring Valley REF: 02105125

*LAS Consulting
1916 Trail Peak Lane
Las Vegas, NV 89134
(702) 499-6469-cell*

November 24, 2024

Mr. Hunter White, Principal Planner
Clark County Current Planning
500 Grand Central Parkway, 1st floor
Las Vegas, NV 89155

RE: Justification Letter- Tentative Map- APR 24-101240

Dear Mr. White:

Please accept this letter as our request for a tentative map for 15 single family lots and four common element lots. A companion item is a request for a zone change from RS 20 to RS 3.3. The property is 2.5 gross acres, located at the Southeast corner of Grand Canyon Drive and Serene Avenue. The property is surrounded by RS 3.3 subdivisions to the east, south and west across Grand Canyon. The master plan designates this property as Mid-Intensity Suburban Neighborhood (up to 8 du/ac), the same as the surrounding area.

The subdivision is designed with lots siding to Grand Canyon, and there are four lots that back up to Serene. A common element separates the lots along Serene and Grand Canyon from the street. The minimum lot size required is 3300 square feet and the minimum in this subdivision is 3819 square feet, the maximum is 5625 square feet for an average of 4368 square feet. There are detached sidewalks on both Serene and Grand Canyon. The development is entered into via a street on Serene. The design shows both streets to be stub streets.

Planner
Copy

There are companion applications of a zone change, design review/waiver of development standards and vacation and abandonment. This is an appropriate designation, and we respectfully request approval. Please feel free to contact me with any questions.

Yours truly,

Lucy Stewart

Lucy Stewart

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0094-CHURCH FULL GOSPEL LV KOREAN:

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way, and between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:
176-16-801-017

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

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of the following: 1) Bureau of Land Management right-of-way grant along south side of the parcel; 2) Bureau of Land Management right-of-way grant along the east side of the parcel. The easements are no longer needed and must be vacated to fully develop the site for a place of worship.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0502	Vacated and abandoned a drainage easement and BLM right-of-way	Approved by PC	November 2024
ET-23-400169 (UC-0705-17)	Third extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by BCC	January 2024
ET-21-400156 (UC-0705-17)	Second extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by BCC	November 2021
WC-21-400106 (UC-0705-17)	Waiver of conditions of a use permit to dedicate additional right-of-way for future dual left turn lanes for a place of worship	Approved by BCC	September 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-20-900455 (UC-0705-17)	Extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by ZA	October 2020
UC-0705-17	School and place of worship, waiver of development standards to waive full off-site improvements, and design review for a place of worship and school	Approved by BCC	October 2018
UC-0246-16	Place of worship - expired	Held no Date	May 2016
UC-0080-13	Place of worship - expired	Held no date	April 2013
VAPE-0684-11	Administrative vacation and abandonment of patent easements	Approved by ZA	June 2011
MP-0466-02	Major project for a neighborhood plan for a mixed-use major project - Comprehensive Planned Community	Approved by BCC	August 2002

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

Surrounding Land Use

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

Related Applications

Application Number	Request
DR-25-0093	A design review for a place of worship and school 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 BLM right-of-way grants that are not necessary for site, drainage, or roadway development.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb Torino Avenue, 25 feet to the back of curb for Warbonnet Way and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Buffalo Drive and Wigwam Avenue / Buffalo Drive and Pebble Road improvement project;
- 90 days to record said separate document for the Buffalo Drive and Wigwam Avenue/ Buffalo Drive and Pebble Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VISIONEERING STUDIOS
CONTACT: VISIONEERING STUDIOS, 106 W. 4TH STREET, SUITE 600, SANTA ANA,
CA 92701

DRAFT



Department of Comprehensive Planning Application Form

38A

ASSESSOR PARCEL #(s): 176-16-801-017

PROPERTY ADDRESS/ CROSS STREETS: 8851 S. BUFFALO DRIVE

DETAILED SUMMARY PROJECT DESCRIPTION

PROJECT CONSISTS OF NEW RELIGIOUS WORSHIP BUILDING AND PRIVATE PRE-SCHOOL WITH GYMNASIUM. SCOPE OF WORK ALSO INCLUDES NEW SITE GRADING, PARKING LOT, AND LANDSCAPING. THIS APPLICATION IS FOR A DESIGN REVIEW OF PHASE 1 MODIFICATIONS AS WELL AS A VACATION OF EASEMENTS REQUIRED BY THE PUBLIC WORKS DEPARTMENT.

PROPERTY OWNER INFORMATION

NAME: FULL GOSPEL CHURCH C/O JOSHUA KANG
 ADDRESS: 1580 BLEDSOE LANE
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89110
 TELEPHONE: (702) 370-7052 CELL _____ EMAIL: JOSHKANG1@HOTMAIL.COM

APPLICANT INFORMATION (must match online record)

NAME: JOSHUA KANG
 ADDRESS: 1580 BLEDSOE LANE
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89110 REF CONTACT ID # _____
 TELEPHONE: (702) 370-7052 CELL (702) 370-7052 EMAIL: JOSHKANG1@HOTMAIL.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: TONY TORRES
 ADDRESS: 106 W 4TH ST. SUITE 600
 CITY: SANTA ANA STATE: CA ZIP CODE: 92701 REF CONTACT ID # _____
 TELEPHONE: (714) 780-2873 CELL (949) 312-1649 EMAIL: TTORRES@VISIONEERINGSTUDIOS.COM

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

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

 Property Owner (Signature)*	<u>JOSH KANG</u> Property Owner (Print)	<u>11/01/2024</u> Date
---------------------------------	--	---------------------------

DEPARTMENT USE ONLY:

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

APPLICATION # (S) <u>25-0694</u>	ACCEPTED BY <u>RG</u>
PLANNING DATE _____	DATE <u>1/23/25</u>
BOC MEETING DATE <u>3/19/25</u>	FEES <u>1200.00</u>
TAB/CAC LOCATION <u>Enterprise</u>	DATE <u>2/26/25</u>



11700 W. CHARLESTON BLVD.
SUITE #170-298
LAS VEGAS, NV 89135
JMCCAY@CENTURYLINK.NET
(702) 860-3897

Date: November 16, 2024

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89106

RE: *Justification Letter - Vacation*
Full Gospel Las Vegas Church

To whom it may concern,

I am writing in conjunction with Full Gospel Las Vegas Church in support of an application for vacations on parcel #176-16-801-017, which is located on the northwest corner of Buffalo and Pebble.

The applicant is proposing a place of worship on approximately 20-acres. As part of the submittal, the applicant is requesting to vacate:

1. The Bureau of Land Management right-of-way grant as per Doc 20050216:04208,
2. The Bureau of Land Management right-of-way grant as per Doc 20020306:00478,
3. Patent easement per Doc 20231205:02172.

Please refer to the attached exhibit and vacation legal descriptions for specific information pertaining to the vacations.

Thank you very much for your time and consideration. If you have any questions or comments, feel free to contact me at our office.

Best wishes,

Jeremy S. McCay, P.E.
Principal

**PLANNER
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0093-CHURCH FULL GOSPEL LV KOREAN:

DESIGN REVIEWS for the following: 1) place of worship; and 2) school on a portion of 20.00 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

176-16-801-017 ptn

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20.00 (portion)
- Project Type: Place of worship/school
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 43,859
- Parking Required/Provided: 188/216
- Sustainability Required/Provided: 7/7.5

History & Request

The subject site was approved via special use permit (UC-17-0705) by the Board of County Commissioners in October 2018, with a companion design review for a place of worship and proposed school. The plan depicted 5 buildings, the first being a 2 story, 44,129 square foot place of worship building (Building A) located on the eastern portion of the site along Buffalo Drive. The second is a single story, 31,289 square foot nursery/elementary school located on the southeastern portion of the site along Pebble Road. Future phases were depicted with 3 additional buildings: Building C was proposed as a junior and senior high school; Building D was for a chapel; and Building E was proposed for a mission center. These buildings were located on the northern portion of the site along Torino Avenue. The western portion of the site contained a grass field and the parking lot area. The applicant is now proposing to redesign the site with a proposed 2 story place of worship that includes a preschool, located on the east half of

the site. Per the previous condition of approval associated with UC-17-0705, a design review as a public hearing is required on any significant changes to the plans and future phases.

The plans depict a 43,859 square foot place of worship (Building A) with a preschool located on the eastern half of the project site. Immediately to the west of the place of worship is a proposed parking lot. An 18,315 square foot playground area is proposed to the southwest of the place of worship. The west half of parcel is not a part of this request and will remain undeveloped until future plans are submitted for review. The proposed development requires 188 parking spaces where 216 parking spaces are provided, which include 9 EV-charging stations and 12 ADA parking spaces.

Landscaping

The plans depict a 15 foot wide landscape area, with 5 foot wide detached sidewalks, adjacent to Torino Avenue, Pebble Road, and Buffalo Drive. The street landscape area consists of trees, shrubs, and ground cover. Parking lot landscaping is equitably distributed throughout the site. An 8 foot wide meandering sidewalk is proposed within the interior of the site, circulating around the place of worship and the undeveloped portion of the site.

Elevations

The plan depict a 2 story building with a varying flat roofline ranging from 26 feet to 35 feet in height. The exterior of the building consists of stucco, block walls, an aluminum storefront window system and metal canopies.

Floor Plans

The plan depict a 2 story, 43,859 square foot place of worship building with a worship center, preschool, gym, bookstore/café, restrooms, kitchen, classrooms, and other accessory uses on the floor.

Applicant’s Justification

The project was previously approved as a multi-phased plan of development, ultimately consisting of 5 potential building pads. The buildings are expected to be developed later, to accommodate the potential growth of the church and its increasing ministry needs. The applicant is now requesting to modify the first phase of the previously approved multi-phase project. Phase 1 does not change the proposed use of the site, and it does not change the number of buildings designed for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0502	Vacated and abandoned a drainage easement and BLM right-of-way	Approved by PC	November 2024
ET-23-400169 (UC-0705-17)	Third extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by BCC	January 2024

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400156 (UC-0705-17)	Second extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by BCC	November 2021
WC-21-400106 (UC-0705-17)	Waiver of conditions of a use permit to dedicate additional right-of-way for future dual left turn lanes for a place of worship	Approved by BCC	September 2021
ADET-20-900455 (UC-0705-17)	Extension of time for a use permit for a school and place of worship, waiver of development standards to waive streetlights, and design review for a place of worship and school	Approved by ZA	October 2020
UC-0705-17	School and place of worship, waiver of development standards to waive full off-site improvements, and design review for a place of worship and school	Approved by BCC	October 2018
UC-0246-16	Place of worship - expired	Held no Date	May 2016
UC-0080-13	Place of worship - expired	Held no date	April 2013
VAPE-0684-11	Administrative vacation and abandonment of patent easements	Approved by ZA	June 2011
MP-0466-02	Major project for a neighborhood plan for a mixed-use major project Comprehensive Planned Community	Approved by BCC	August 2002

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-25-0094	A vacation and abandonment for easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The subject site is located within the Neighborhood Protection Overlay (NPO). The NPO is established to identify, preserve, conserve, and protect the distinctive architectural, cultural, or environmental character of existing neighborhoods, areas, sites and structures by protecting the physical attributes of a neighborhood area, site or, structure; promoting development compatible with that neighborhood, area, site, or structure; and encouraging harmonious, orderly, and efficient growth.

Staff finds the plans depict building elevations, with corresponding height and bulk, design characteristics, and other architectural and aesthetic features, that are not harmonious and compatible with development in the area. The 43,859 square foot place of worship, school/daycare, and gymnasium building has a maximum vertical height of 35 feet. The sheer size, height, and massing of the building far exceeds and does not closely resemble the scale and massing of the nearby residential buildings and does not maintain a consistent visual character of the residential character and pattern. The immediate area is within the Neighborhood Protection (NPO) Overlay District. The purpose of the Overlay District is to ensure that the character of rural area and other residential development is preserved. Staff finds the height, bulk, and mass of the proposed place of worship and school is not compatible with the surrounding single-family residential development; therefore, recommends denial.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge design review portion UC-17-0705;
- Design review as a public hearing on any significant change to the plans and future phases;
- No buildings west of Miller Lane (alignment);
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb Torino Avenue, 25 feet to the back of curb for Warbonnet Way and associated spandrels,
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Buffalo Drive and Wigwam Avenue / Buffalo Drive and Pebble Road improvement project;
- 90 days to record said separate document for the Buffalo Drive and Wigwam Avenue/ Buffalo Drive and Pebble Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger,
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0154-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VISIONEERING STUDIOS

CONTACT: VISIONEERING STUDIOS, 106 W. 4TH STREET, SUITE 600, SANTA ANA, CA 92701



Department of Comprehensive Planning Application Form

39A

ASSESSOR PARCEL #(s): 176-16-801-017

PROPERTY ADDRESS/ CROSS STREETS: 8851 S. BUFFALO DRIVE

DETAILED SUMMARY PROJECT DESCRIPTION

PROJECT CONSISTS OF NEW RELIGIOUS WORSHIP BUILDING AND PRIVATE PRE-SCHOOL WITH GYMNASIUM. SCOPE OF WORK ALSO INCLUDES NEW SITE GRADING, PARKING LOT, AND LANDSCAPING. THIS APPLICATION IS FOR A DESIGN REVIEW OF PHASE 1 MODIFICATIONS AS WELL AS A VACATION OF EASEMENTS REQUIRED BY THE PUBLIC WORKS DEPARTMENT.

PROPERTY OWNER INFORMATION

NAME: FULL GOSPEL CHURCH C/O JOSHUA KANG
ADDRESS: 1580 BLEDSOE LANE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89110
TELEPHONE: (702) 370-7052 CELL _____ EMAIL: JOSHKANG1@HOTMAIL.COM

APPLICANT INFORMATION (must match online record)

NAME: JOSHUA KANG
ADDRESS: 1580 BLEDSOE LANE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89110 REF CONTACT ID # _____
TELEPHONE: (702) 370-7052 CELL (702) 370-7052 EMAIL: JOSHKANG1@HOTMAIL.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: TONY TORRES
ADDRESS: 106 W 4TH ST. SUITE 600
CITY: SANTA ANA STATE: CA ZIP CODE: 92701 REF CONTACT ID # _____
TELEPHONE: (714) 780-2873 CELL (949) 312-1649 EMAIL: TTORRES@VISIONEERINGSTUDIOS.COM

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

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

[Signature] JOSH KANG 11/01/2024
Property Owner (Signature)* Property Owner (Print) Date

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

APPLICATION # (s) 25-0093 ACCEPTED BY RG
PC MEETING DATE _____ DATE 1/23/25
BCC MEETING DATE 3/19/25 FEES 1000.00
TAB/CAC LOCATION Enterprise DATE 2/24/25

**JUSTIFICATION LETTER
FULL GOSPEL CHURCH UC-17-0705
DESIGN REVISIONS & WAIVER OF
DEVELOPMENT STANDARDS**

January 14th, 2025

RE: Justification Letter for Revisions to UC-17-0705

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155
zoning@ClarkCountyNV.gov

RE: Full Gospel Church Revisions to Approved Application

Greetings,

On behalf of our client, Full Gospel Las Vegas Church, we submit this administrative application for an revisions to the approved application UC-17-0705 allowing a Place of Worship use on an approximately 20 acre undeveloped parcel, currently zoned R-E and within the RNP area and located at the 8851 S. Buffalo Drive.

The project has been approved as a multi-phased plan of development, ultimately consisting of five potential building pads. The buildings are expected to be developed later, to accommodate the potential growth of the church and its increasing ministry needs. It is anticipated that separate use permits and/or design review applications will be required when the pads/buildings are ready for development. The proposed Phase 1 site plan includes a single building, labeled "Bldg. A," that is a 2-story, 57,000 square foot worship center with church administrative offices. The site plan provides 205 parking spaces to accommodate a 428-seat Worship auditorium.

The Church is requesting to modify the Phase 1 work in an approved multi-phase project. Phase 1 does not increase the originally approved occupant load, it does not change the use of the site, and it does not change the number of buildings designed for the site. Items that were revised are:

- The parking lot for phase 1 has been reduced from the approved site design in coordination with the Fire Authority emergency vehicle access and to reduce the parking count to meet Zoning code regulations.

- The entrance to the site has been revised off of Pebble Road drive entrance, to have emergency vehicle access closer to the building. Also, the proposed design adds a fire lane entrance on Torino, which will not be used by the congregation.
- Building A, which was originally just a Worship Center, will be used as a Worship Center and pre-school for Phase 1. The preschool will move to Bldg. B in phase 2.

If additional information is needed, please contact me at your earliest convenience at (714) 780-2873.

Sincerely,

Tony Torres
Project Manager
Visioneering Studios

