



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

March 12, 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 26, 2025. (For possible action)
- IV. Approval of the Agenda for March 12, 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)
 - Commissioner Michael Naft and LVMPD Present Coffee and Conversation, Saturday March 29, 2025, 9 A.M. – 10 A.M. at 85°C Bakery Café, 7325 S. Rainbow Blvd.

VI. Planning and Zoning

- 1. **PA-25-700010-STARDUST TOWERS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 6.32 acres. Generally located on the north side of Pebble Road and east side of Giles Street within Enterprise. MN/rk (For possible action) **04/01/25 PC**
- 2. **ZC-25-0141-STARDUST TOWERS, LLC:**
ZONE CHANGE to reclassify 6.32 acres from an RS20 (Residential Single-Family 20) Zone and CR (Commercial Resort) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and east side of Giles Street within Enterprise. MN/rk (For possible action) **04/01/25 PC**
- 3. **VS-25-0140-STARDUST TOWERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Giles Street and Haven Street; a portion of a right-of-way being Giles Street located between Ford Avenue and Pebble Road; and a portion of right-of-way being Pebble Road located between Giles Street and Haven Street within Enterprise (description on file). MN/rr/kh (For possible action) **04/01/25 PC**
- 4. **PUD-25-0143-STARDUST TOWERS, LLC:**
PLANNED UNIT DEVELOPMENT for an 83 lot single-family attached residential development with modified standards on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr (For possible action) **04/01/25 PC**
- 5. **WS-25-0142-STARDUST TOWERS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the number of dwelling units on private stub streets; **2)** reduce the street intersection off-set; **3)** reduce the separation from the property line to a residential driveway; and **4)** reduce back of curb radius in conjunction with a single-family attached residential development on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr/kh (For possible action) **04/01/25 PC**

6. **TM-25-500032-STARBUCK TOWERS, LLC:**
TENTATIVE MAP consisting of 83 single family attached residential lots and common lots on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr/kh (For possible action) 04/01/25 PC
7. **AR-25-400017 (UC-23-0796)-AIP RICHMAR, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) waive screening for existing outside storage yard; 2) allow items to be stacked above the height of a screened fence; and 3) allow the use of millings in lieu of paving.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping and screening; 2) access gate setbacks; 3) eliminate trash enclosures; and 4) full off-site improvements.
DESIGN REVIEW for 2 accessory structures in conjunction with an existing storage yard on 14.7 acres in an IL (Industrial Light) Zone. Generally located on the south side of Richmar Avenue and the east side of Redwood Street within Enterprise. JJ/my/kh (For possible action) 04/02/25 BCC
8. **ET-25-400005 (TM-500153-16)-LENNAR PACIFIC PROPERTIES, LLC:**
TENTATIVE MAP FIRST EXTENSION OF TIME for 56 single-family residential lots and common lots on 35.0 acres in an RS20 (Single Family Residential 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, 1,000 feet west of Rainbow Boulevard within Enterprise. JJ/nai/cv (For possible action) 04/02/25 BCC
9. **VS-25-0151-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Florido Road (alignment), and between Montessori Street and Rainbow Boulevard; and a portion of right-of-way being Rainbow Boulevard located between Mountains Edge Parkway and Florido Road (alignment) within Enterprise (description on file). JJ/rg/kh (For possible action) 04/02/25 BCC
10. **WS-25-0152-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalk; and 2) reduce driveway departure distance.
DESIGN REVIEWS for the following: 1) retail building; 2) gas station; 3) daycare facility; and 4) alternative landscape plan on a portion of 3.88 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard within Enterprise. JJ/rg/kh (For possible action) 04/02/25 BCC
11. **TM-25-500036-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:**
TENTATIVE MAP for a 1 lot commercial subdivision on 3.88 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard within Enterprise. JJ/rg/kh (For possible action) 04/02/25 BCC

12. **ZC-25-0122-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:**
ZONE CHANGE to reclassify 1.26 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/hw/kh (For possible action) **04/02/25 BCC**

13. **VS-25-0121-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue and Jo Rae Avenue and between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/hw/kh (For possible action) **04/02/25 BCC**

14. **WS-25-0123-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) allow attached sidewalks; and 4) modify street design standards.
DESIGN REVIEW for a proposed single-family residential development on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action) **04/02/25 BCC**

15. **TM-25-500026-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:**
TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action) **04/02/25 BCC**

16. **ZC-25-0146-A&A III, LLC & A & A REVOCABLE LIVING TRUST, ET AL:**
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Hinson Street and Richmar Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action) **04/02/25 BCC**

17. **VS-25-0145-A & A III LLC & A & A REVOCABLE LIVING TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue and between Arville Street and Hinson Street within Enterprise (description on file). JJ/rr/kh (For possible action) **04/02/25 BCC**

18. **WS-25-0147-A & A III LLC & A & A REVOCABLE LIVING TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate street landscaping; and 3) allow an attached sidewalk.
DESIGN REVIEW for a single-family residential development on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action) **04/02/25 BCC**

19. **TM-25-500033-A & A III, LLC & A& A REVOCABLE LIVING TRUST:**
TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action) **04/02/25 BCC**
20. **ZC-25-0148-7-ELEVEN, INC.:**
ZONE CHANGE to reclassify 0.61 acres from a CR (Commercial Resort) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Windmill Lane within Enterprise (description on file). MN/gc (For possible action) **04/02/25 BCC**
21. **VS-25-0150-7-ELEVEN, INC:**
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Santoli Avenue, and between Las Vegas Boulevard South and Giles Street, a portion of right-of-way being Giles Street located between Windmill Lane and Santoli Avenue, and a portion of right-of-way being Windmill Lane located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/mh/kh (For possible action) **04/02/25 BCC**
22. **WS-25-0149-7-ELEVEN, INC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance.
DESIGN REVIEW for a commercial development consisting of a retail building and gas stations on 3.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/kh (For possible action) **04/02/25 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 26, 2025.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Silverado Ranch Community Center – 9855 Gilespie Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

February 26, 2025

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah 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.

Dane Detommaso, 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.

A citizen is concerned that infrastructure has not kept up with the rapid residential expansion in the Southern Highlands area. There are concerns that the conversion of commercial land to residential will not allow for provision of services such as grocery stores and will result in long-term problems for residents.

III. Approval of Minutes for February 12, 2025 and (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for February 12, 2025

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

IV. Approval of Agenda for February 26, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended

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

Related applications to be heard together:

1. ZC-25-0043-PARAMOUNT NA, LLC:
2. VS-25-0045-PARAMOUNT NA, LLC:
3. WS-25-0044-PARAMOUNT NA, LLC:
4. TM-25-500008-PARAMOUNT NA, LLC:

8. PA-25-700003-MADISON PEBBLE, LLC:
9. ZC-25-0068-MADISON PEBBLE, LLC:
10. VS-25-0069-MADISON PEBBLE, LLC:
11. WS-25-0070-MADISON PEBBLE, LLC:

12. PA-25-700004-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
13. ZC-25-0082-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
14. VS-25-0081-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
15. WS-25-0083-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
16. TM-25-500019-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:

17. PA-25-700006-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
18. ZC-25-0086-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
19. VS-25-0087-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
20. PUD-25-0088-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
21. WS-25-0089-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
22. TM-25-500021-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

23. PA-25-700007-TSANG JOYCE & GRACE:
24. ZC-25-0104-TSANG JOYCE & GRACE:
25. VS-25-0105-TSANG JOYCE & GRACE:
26. WS-25-0106-TSANG JOYCE & GRACE:
27. TM-25-500024-TSANG JOYCE & GRACE:

28. PA-25-700008-PACIFIC CLASSIC, LLC:
29. ZC-25-0107-PACIFIC CLASSIC, LLC:
30. DR-25-0108-PACIFIC CLASSIC, LLC:

31. AR-25-400012 (WS-21-0525)-LMG LAS VEGAS, LLC:
32. ET-25-400011 (NZC-19-0903)-LMG LAS VEGAS, LLC:

Items 31 and 32 will be heard first in the Planning and Zoning section.

34. ZC-25-0046-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS
35. VS-25-0048-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS
36. WS-25-0047-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS
37. TM-25-500009-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS

38. VS-25-0094-CHURCH FULL GOSPEL LV KOREAN:
39. DR-25-0093-CHURCH FULL GOSPEL LV KOREAN:

V. Informational Items

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

VI. Planning & 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**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-1) /NAY - Chestnut

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**

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

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**

Motion by Barris Kaiser

Action: **APPROVE**: Amended Waivers of Development Standards 1, 3, and 4

DENY: Waivers of Development Standards 2

DENY: Design Review

Per staff if approved conditions

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

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**

Motion by Barris Kaiser

Action: **DENY**

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

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**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

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**

Motion by David ChestnutBarris Kaiser

Action: **APPROVE** per staff if approved conditions

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

Motion by Kaushal Shah
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

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**

Motion by Kaushal Shah
Action: **APPROVE:** Zone Change #1
DENY: Zone Change #2
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

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**

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

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**

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

32. **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) **03/19/25 BCC**

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

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**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition:

- Install a wrought iron fence

Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

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**

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

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**

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

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**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition:
• Increase architectural features on elevations facing public roads
Per staff conditions
Motion **PASSED** (4-0) /Unanimous

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**

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

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**

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

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**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition:
• Torino Ave exit to be emergency exit only
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

1. None.

VIII. Public Comment:

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

- A citizen had additional observations about the Rush Ave and Arville St area. He feels the residential neighborhood is becoming too dense. There is insufficient commercial and government service for the current population.

IX. Next Meeting Date

The next regular meeting will be March 12, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 9:28 p.m.
Motion **PASSED** (4-0) /Unanimous

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700010-STARDUST TOWERS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 6.32 acres.

Generally located on the north side of Pebble Road and east side of Giles Street within Enterprise. MN/rk (For possible action)

RELATED INFORMATION:

APN:

177-16-402-004; 177-16-405-001; 177-16-405-005; 177-16-405-009 through 177-16-405-010

EXISTING LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 8818 Giles Street (multiple addresses)
- Site Acreage: 6.32
- Existing Land Use: Single family residence/ undeveloped

Applicant's Justification

The applicant is requesting a Master Plan Amendment to Compact Neighborhood (CN). More specifically, the site is proposed for development of an 83 lot single-family attached townhouse project with a density of 13.13 dwelling units per acre. The applicant is requesting a zone change on the 6.32 acres from a CR 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 residential category will provide for an opportunity to develop much needed housing in the area and will offer first time home buyers an alternative to traditional single family detached product.

Prior Land Use Requests - APNs 177-16-402-004 & 177-16-405-001 (only)

Application Number	Request	Action	Date
ET-08-400353 (UC-0484-06)	Extension of time for a resort condominium - expired	Approved by BCC	January 2009

Prior Land Use Requests - APNs 177-16-402-004 & 177-16-405-001 (only)

Application Number	Request	Action	Date
UC-0484-06	Use permit and design review for a 164-unit resort condominium	Approved by BCC	December 2006
VS-0835-94	Vacate easements and public right-of-way being a portion of Torino Avenue	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CR	Single-family residential
South	Neighborhood Commercial	CR	Multi-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	CP & RS20 (RNP-NPO)	Single-family residential
West	Entertainment Mixed-Use & Public Use	CR	Vacant & electric substation

Related Applications

Application Number	Request
VS-25-0140	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
ZC-25-0141	A zone change to reclassify the site from CR and RS20 to RM18 zoning is a companion item on this agenda.
WS-25-0142	A waiver of development standards for an 83 lot single-family attached residential development is a companion item on this agenda.
PUD-25-0143	A planned unit development for an 83 lot single-family attached residential development with development standard modifications is a companion item on this agenda.
TM-25-500032	A tentative map for an 83 lot single-family attached 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 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 Pebble Road, 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 services. Furthermore, Compact Neighborhood would be an appropriate transition between the CR zoned properties along Las Vegas Boulevard to the west and the RS20 zoned single-family residential developments to the east. There are adequate commercial services in the area nearby, particularly along Las Vegas Boulevard. The demand for commercial uses along Giles Street farther east, especially near Pebble Road, appear to be low as properties planned for commercial uses have been undeveloped for many years. Also, approximately 4.45 acres of the site are currently zoned CR. The CR zoned parcels could allow for residential development at higher density and intensity than the proposed project. Additionally, the request complies with Policy 1.1.1 which encourages the provision of diverse housing types at varied densities that seek opportunities to expand "middle" housing options that are less prevalent such as townhomes and smaller multi-family complexes. For these reasons, staff finds the request for the Compact Neighborhood 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 May 7, 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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both side of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet(10,972 mm), measuring 37 feet (11,277 mm)

from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;

- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;
- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115mm).
- 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: EDDIE DUENAS
CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE
300, LAS VEGAS, NV 89120**

Planned Land Use Amendment PA-25-700010

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

1A

ASSESSOR PARCEL #(s): 177-16-405-009

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: David Neman
ADDRESS: 315 S. Beverly Drive SUITE 410
CITY: Beverly Hills STATE: CA ZIP CODE: 90212
TELEPHONE: 2137984500 CELL 2137984500 EMAIL: david@nemanduo.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 # 283764
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 # 166380
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.

Signed by: David Neman David Neman 1/30/2025
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"/> PUD/D | <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"/> SL | <input type="checkbox"/> TC | <input type="checkbox"/> V4 | <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 # PA-25-700010 ACCEPTED BY RL
COMMENCEMENT DATE 4-1-25 DATE 2-6-25
CITY APPROVAL DATE 5-7-25 FEE \$3200.00
PROJECT CATEGORY ENTERPRISE DATE 3-12-25

PLANNER COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-402-004 & 177-16-405-001

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: Stardust Towers LLC
 ADDRESS: 23000 AVALON BLVD
 CITY: CARSON STATE: CA ZIP CODE: 90745
 TELEPHONE: (310) 707-2345 CELL: (310) 864-8852 EMAIL: FRED@TTUCORP.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: 89120 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 # 166360
 TELEPHONE: 702-586-9296 CELL: 702-403-4174 EMAIL: darryl.lalimore@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.

Fred Rabizadeh
 Property Owner (Signature)*

FRED RABIZADEH
 Property Owner (Print)

1-8-2025
 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"/> SIDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (S) PA-25-700010
 PC MEETING DATE 4-1-25
 BCC MEETING DATE 5-7-25
 TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY FR
 DATE 2-6-25
 FEE \$ 83200.00

DATE 3-12-25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-010

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: David Neman
ADDRESS: 315 S. Beverly Drive Suite 410
CITY: Beverly Hills STATE: Ca ZIP CODE: 90212
TELEPHONE: 2137984500 CELL same EMAIL: david@nemanduo.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 # 283764
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 # 166380
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Signed by:

David Neman

David Neman

1/30/2025

Property Owner (Signature)*

Property Owner (Print)

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"/> GC | <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 # PA-25-700010

ACCEPTANCE # _____

DATE RECEIVED _____

DATE _____

BY _____

BY _____

DATE RECEIVED _____

DATE _____

PLANNER COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-005

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: Kathrine Ray
ADDRESS: 8818 Giles Street
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: _____ CELL _____ EMAIL: _____

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: eddm.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 # 166380
TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: dsmyl.lalimore@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.

Kathrine ER
Property Owner (Signature)*

KATHRINE E RAY
Property Owner (Print)

1-8-2025
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
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APPLICATION # (S) PA-25-700010

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAL LOCATION _____ DATE _____

PLANNER COPY

December 12, 2024



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.: Raven Point
Land Use Justification Letter
in support of a Master Plan Amendment
APNs: 177-16-402-004, 177-16-405-001, 177-16-405-005, 177-16-405-009 and 177-16-405-010**

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. Raven Point will consist of eighty-three (83) single-family attached (townhouse) residential lots and six (6) common lots encompassing the entire 6.32 acre site for a density of 13.13 residential lots per acre.

Project Description

The project consists entirely of 6.32 acres and is generally located on northeast corner of the intersection of Pebble Road and Giles Street. The project site is located in a portion of the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 16, Township 22 South, Range 61 East, MDB&M, Nevada commonly known as APNs: 177-16-402-004, 177-16-405-001, 177-16-405-005, 177-16-405-009 and 177-16-405-010.

The project site is currently zoned as Commercial Resort (CR) and Residential Single Family (RS20) with a land use designation of Neighborhood Commercial (NC). The project site is bounded to the North by existing residential homes (zoned CR with land use designations of NC), to the East by existing residential homes and a commercially zoned home (zoned RS20 and CP with a land use designations of RN and NC, respectively), to the South by existing condominiums across the existing 100 foot ROW of Pebble Road (zoned CR with a land use designation of EM and NC) and to the West by an existing NV Energy power substation and undeveloped commercial land (zoned CR and with land use designations of EM and PU). Please see the Tentative Map for said zoning and land use designations.

PLANNER COPY

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 CR 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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0141-STARDUST TOWERS, LLC:

ZONE CHANGE to reclassify 6.32 acres from an RS20 (Residential Single-Family 20) Zone and CR (Commercial Resort) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located on the north side of Pebble Road and east side of Giles Street within Enterprise. MN/rk (For possible action)

RELATED INFORMATION:

APN:

177-16-402-004; 177-16-405-001; 177-16-405-005; 177-16-405-009 through 177-16-405-010

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 8818 Giles Street (multiple addresses)
- Site Acreage: 6.32
- Existing Land Use: Single family residence/ undeveloped

Applicant's Justification

The applicant is requesting a zone change to RM18 (Residential Multi-Family 18). The subject site is proposed for development of an 83 lot single-family attached townhouse project with a density of 13.13 dwelling units per acre. According to the applicant, the proposed RM18 zoning classification is a more compatible transition of land use from the existing RS20 to the east and future CR development to the west. 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 - APNs 177-16-402-004 & 177-16-405-001 (only)

Application Number	Request	Action	Date
ET-08-400353 (UC-0484-06)	Extension of time for a resort condominium - expired	Approved by BCC	January 2009
UC-0484-06	Use permit and design review for a 164-unit resort condominium	Approved by BCC	December 2006
VS-0835-94	Vacate easements and public right-of-way being a portion of Torino Avenue	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CR	Single-family residential
South	Neighborhood Commercial	CR	Multi-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	CP & RS20 (RNP-NPO)	Single-family residential
West	Entertainment Mixed-Use & Public Use	CR	Vacant & electric substation

Related Applications

Application Number	Request
PA-25-700010	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-25-0140	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
WS-25-0142	A waiver of development standards for an 83 lot single-family attached residential development is a companion item on this agenda.
PUD-25-0143	A planned unit development for an 83 lot single-family attached residential development with development standard modifications is a companion item on this agenda.
TM-25-500032	A tentative map for an 83 lot single-family attached 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 proposed density of this project is a compatible transition of land uses in the area. Staff believes RM18 would be an appropriate zoning transition between the future CR properties along Las Vegas Boulevard to the west and the RS20 single-family residential developments to the east. Furthermore, the property is zoned CR and RS20 and has been undeveloped for many years. 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.

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 7, 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

- 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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972 mm), measuring 37 feet(11,277mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;
- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115mm).
- 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 #0384-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

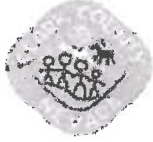
APPROVALS:

PROTESTS:

APPLICANT: EDDIE DUENAS

**CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120**

DRAFT



Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 177-16-402-004 & 177-16-405-001

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed **83** townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: Stardust Towers LLC
 ADDRESS: 23000 AVALON BLVD
 CITY: CARSON STATE: CA ZIP CODE: 90745
 TELEPHONE: (310) 707-2345 CELL (310) 864-8852 EMAIL: FRED@TTUCORP.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 # 166380
 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.

Fred Rabizadeh
 Property Owner (Signature)*

FRED RABIZADEH
 Property Owner (Print)

1-8-2025
 Date

DEPARTMENT USE ONLY.

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APPLICATION # (s) ZC-25-0141
 NEXT MEETING DATE 4-1-25
 RCC MEETING DATE 5-7-25
 TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY RR
 DATE 2-6-25
 FEES: \$1700.00

DATE 3-12-25

PLANNER



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-009

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: David Neman
ADDRESS: 315 S. Beverly Drive SUITE 410
CITY: Beverly Hills STATE: Ca ZIP CODE: 90212
TELEPHONE: 2137984500 CELL 2137984500 EMAIL: david@nemanduo.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 # 283764
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 # 166380
TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: darryl.lattimore@actus-nv.com

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Signed by: David Neman David Neman 1/30/2025
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY

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APPLICATION # (u) ZC-25-0141

ACCEPTED BY: _____

POSSESSOR'S DATE: _____

DATE: _____

BOX MEETING DATE: _____

FEES: _____

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DATE: _____

PLANNER COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-010

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: David Neman
ADDRESS: 315 S. Beverly Drive Suite 410
CITY: Beverly Hills STATE: Ca ZIP CODE: 90212
TELEPHONE: 2137984500 CELL: same EMAIL: david@nemanduo.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 # 283764
TELEPHONE: 702-340-7810 CELL: 702-340-7810 EMAIL: eddie.duenas@beazer.com

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NAME: Actus
ADDRESS: 3283 E. Warm Springs Road Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # 166380
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Signed by:

David Neman

David Neman

1/30/2025

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY

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APPLICATION # ZC-25-0141

ACCEPTED BY _____

PROJECTING DATE _____

DATE _____

BCC MEETING DATE _____

DATE _____

LAST DATE FOR REVIEW _____

DATE _____

PLANNER COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-005

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: Kathrine Ray
ADDRESS: 8818 Giles Street
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Beazer Homes Holdings LLC
ADDRESS: 2490 Paseo Verde Parkway, Suite 120
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TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: demyt.lalimore@actus-nv.com

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Kathrine Ray
Property Owner (Signature)*

KATHRINE ERAY
Property Owner (Print)

1-8-2025
Date

DEPARTMENT USE ONLY

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APPLICATION # (S) ZC-25-0141

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

PLANNER COPY

December 12, 2024



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.: Raven Point
Land Use Justification Letter
in support of a Rezone
APNs: 177-16-402-004, 177-16-405-001, 177-16-405-005, 177-16-405-009 and 177-16-405-010**

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Re-zone application for the subject property. The applicant will also be applying for a Waiver of Standards, Planned Unit Development, Master Plan Amendment, Tentative Map and Vacation as companion items. Raven Point will consist of eighty-three (83) single-family attached (townhouse) residential lots and six (6) common lots encompassing the entire 6.32 acre site for a density of 13.13 residential lots per acre.

Project Description

The project consists entirely of 6.32 acres and is generally located on northeast corner of the intersection of Pebble Road and Giles Street. The project site is located in a portion of the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 16, Township 22 South, Range 61 East, MDB&M, Nevada commonly known as APNs: 177-16-402-004, 177-16-405-001, 177-16-405-005, 177-16-405-009 and 177-16-405-010.

The project site is currently zoned as Commercial Resort (CR) and Residential Single Family (RS20) with a land use designation of Neighborhood Commercial (NC). The project site is bounded to the North by existing residential homes (zoned CR with land use designations of NC), to the East by existing residential homes and a commercially zoned home (zoned RS20 and CP with a land use designations of RN and NC, respectively), to the South by existing condominiums across the existing 100 foot ROW of Pebble Road (zoned CR with a land use designation of EM and NC) and to the West by an existing NV Energy power substation and undeveloped commercial (zoned CR and with land use designations of EM and PU). Please see the Site Plan for said zoning and land use designations.

PLANNER COPY
20-25-0141

Zone Change

The applicant is respectfully requesting a zone change from CR and RS20 to RM18 for the subject parcels in support of the proposed residential development. The proposed RM18 zoning classification appears more compatible within the current zoning within proximity of the site to allow for transitional zoning from the existing RS20 to the east and future CR development to the west. Please note a separate Master Plan Amendment will be processed concurrently to change the existing land use of Neighborhood Commercial (NC) to Compact Neighborhood (CN) in support of said proposed zone change.

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

ZC-25-0141

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0140-STARDUST TOWERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Giles Street and Haven Street; a portion of a right-of-way being Giles Street located between Ford Avenue and Pebble Road; and a portion of right-of-way being Pebble Road located between Giles Street and Haven Street within Enterprise (description on file). MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:
 177-16-402-004; 177-16-405-001; 177-16-405-005; 177-16-405-009 through 177-16-405-010

LAND USE PLAN:
 ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements measuring 33 feet in width located on the north, south, and east sides of APNs 177-16-402-004, 177-16-405-001, and 177-16-405-005. An 8 foot wide government patent easement located along the west property line of APN 177-16-402-004 along Giles Street will also be vacated. The patent easements are no longer required for roadway and utility purposes. The plans also depict 5 foot wide portions of right-of-way being vacated along the east side of Giles Street and the north side of Pebble Road adjacent to all parcels. The proposed vacations are necessary for the construction of the detached sidewalks in conjunction with a proposed single family attached residential development on the subject site.

Prior Land Use Requests: APNs 177-16-402-004 & 177-16-405-001 only

Application Number	Request	Action	Date
ET-08-400353 (UC-0484-06)	Extension of time for a resort condominium - expired	Approved by BCC	January 2009
UC-0484-06	Use permit and design review for a 164-unit resort condominium	Approved by BCC	December 2006

Prior Land Use Requests: APN 177-16-405-001 only

Application Number	Request	Action	Date
VS-0835-94	Vacate easements and public right-of-way being a portion of Torino Avenue	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CR	Single-family residential development
South	Neighborhood Commercial	CR	Multi-family residential development
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	CP & RS20 (NPO-RNP)	Commercial & single-family residential development
West	Entertainment Mixed-Use & Public Use	CR	Undeveloped & electric substation

Related Applications

Application Number	Request
PA-25-700010	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-25-0141	A zone change to reclassify the site from CR and RS20 to RM18 zoning is a companion item on this agenda.
PUD-25-0143	A planned unit development for an 83 lot single-family attached residential development is a companion item on this agenda.
WS-25-0142	A waiver of development standards for an 83 lot single-family attached residential development is a companion item on this agenda.
TM-25-500032	A tentative map for an 83 lot single-family attached 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 needed for site, drainage, or roadway development and 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 May 7, 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.

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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;
- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115mm).
- 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: EDDIE DUENAS

**CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE
300, LAS VEGAS, NV 89120**

DRAFT



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 177-16-402-004 & 177-16-405-001

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: Stardust Towers LLC
 ADDRESS: 23000 AVALON BLVD
 CITY: CARSON STATE: CA ZIP CODE: 90745
 TELEPHONE: (310) 707-2345 CELL (310) 864-8852 EMAIL: FRED@TTUCORP.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 # 166380
 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.

Fred Rabizadeh FRED RABIZADEH 1-8-2025
 Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY.

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APPLICATION # (s) VS-25-0140
 RE MEETING DATE 4-1-25
 RCC MEETING DATE 5-7-25
 TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY RR
 DATE 2-6-25
 FEE \$ 1700.00

DATE 3-12-25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-009

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: David Neman
ADDRESS: 315 S. Beverly Drive SUITE 410
CITY: Beverly Hills STATE: Ca ZIP CODE: 90212
TELEPHONE: 2137984500 CELL 2137984500 EMAIL: david@nemanduo.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 # 283764
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 # 166380
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.

Signed by: David Neman David Neman 1/30/2025
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY

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APPLICATION # IS: V5-25-0140

ACCEPTED BY: _____

PROPOSED HEARING DATE: _____

DATE: _____

RECOMMENDED HEARING DATE: _____

FEE: _____

TABULAR INFORMATION: _____

DATE: _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-010

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: David Neman
ADDRESS: 315 S. Beverly Drive Suite 410
CITY: Beverly Hills STATE: Ca ZIP CODE: 90212
TELEPHONE: 2137984500 CELL: same EMAIL: david@nemanduo.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 # 283764
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 # 166380
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.

Signed by:

David Neman

David Neman

1/30/2025

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

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APPLICATION # VS-25-0140

APPROVED BY _____

MEETING DATE _____

DATE _____

BOE MEETING DATE _____

FEES _____

FOR CLARIFICATION _____

PLANNER COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-005

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: Kathrine Ray
ADDRESS: 8818 Giles Street
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: _____ CELL _____ EMAIL: _____

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.duanas@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 # 166380
TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: darryl.lathmore@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.

Kathrine Ray
Property Owner (Signature)*

KATHRINE RAY
Property Owner (Print)

1-8-2025
Date

DEPARTMENT USE ONLY

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APPLICATION # (s) V5-25-0190

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAE LOCATION _____

DATE _____

PLANNER COPY 02/05/2024

December 12, 2024



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: Raven Point
Vacation and Abandonment Justification Letter
APNs: 177-16-402-004, 177-16-405-001, 177-16-405-005, 177-16-405-009 and 177-16-405-010**

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 6.27 acres located on the northeast corner of the intersection of Pebble Road and Giles Street.

The application is requesting abandonment of the existing onsite patent easements and 5-feet of public right-of-way in both Giles Street and Pebble Road 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,

A handwritten signature in blue ink, appearing to read "Darryl C. Lattimore", is written over a horizontal line.

Darryl C. Lattimore, PE
President

PLANNER COPY

VS-25-0140

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-25-0143-STARBUCK TOWERS, LLC:

PLANNED UNIT DEVELOPMENT for an 83 lot single-family attached residential development with modified standards on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr (For possible action)

RELATED INFORMATION:

APN:

177-16-402-004; 177-16-405-001; 177-16-405-005; 177-16-405-009 through 177-16-405-010

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.32
- Project Type: Single family attached residential
- Number of Lots: 83
- Density (du/ac): 13.13
- Minimum/Maximum Lot Size (square feet): 1,210/2,294
- Number of Stories: 2 to 3
- Building Height (feet): 38
- Square Feet: 1,235 (minimum)/2,050 (maximum)
- Open Space Required/Provided: 9,960/71,770
- Parking Required/Provided: 183/217

Site Plan

The plan depicts a single-family residential attached development totaling 83 lots on 6.32 acres located on the east side of Giles Street and north side of Pebble Road. The density of the overall development is shown at 13.13 dwelling units per acre. The lots range in size from a minimum area of 1,210 square feet to a maximum of 2,294 square feet. Access to the development is from Giles Street to the west and Pebble Road to the south. The development's internal access is comprised of two, 39 foot wide private streets and four, 30 foot wide stub streets. Fifty-one guest parking spaces are indicated along the west side of Street A.

The plans depict modified setbacks from the standard Title 30 requirements for RM18 zoning. The proposed setbacks are as follows: 4 feet minimum and 5 feet maximum from the front (garage) and 4 feet from the front (living) for Lots 34 through 73; 4 feet from the rear (living); zero feet from the rear (leading edge of porch/patio); zero feet between the attached units; and 10 feet from the side street. The plans depict the proposed minimum lot size for this development is 1,210 square feet where per Title 30 the minimum lot size in the RM18 zone for single-family attached development is 1,800 square feet.

Landscaping

The plan shows that street landscaping, a landscape buffer, and parking area landscaping is being provided. A 15 foot wide street landscape area is being provided along Giles Street and Pebble Road which consists of a 5 foot wide detached sidewalk and 5 foot wide landscape strips on each side of the sidewalk with a double row of Shoestring Acacia trees spaced every 30 feet on center. A 6 foot high decorative wall that is 90 percent open is indicated behind the street landscape area along both streets. Medium trees including Desert Museum Palo Verde are proposed within the parking lot islands along the west side of Street A.

The landscape buffer is 15 feet wide and is proposed within Common Element D located along the north and east sides of the property adjacent to the less intense RS20 (NPO-RNP) zoned neighborhood. The buffer features a double row of evergreen trees including Shoestring Acacia and Mulga trees. A 6 foot high screen wall is indicated along the north and east property lines where an 8 foot high screen wall is required per Title 30 for buffer and screening requirement.

The proposed development will not have formal private yards for the residences. Instead, landscaping, including small and medium trees, and walkways will be provided within the common elements. A total of 71,770 square foot of open space is provided when 9,960 square feet is required. Proposed amenities include an artificial turf play area, an artificial turf dog park with a pet station, playground structure, and a covered picnic area with 2 tables and barbeques. Each amenity area will also include benches and trash receptacles.

Elevations

The developer is proposing 2 townhome buildings with 5 units and 1 townhome building with 4 units. The elevations provided show the attached dwelling units comprising 4 different architectural elevation styles for each building to provide variety within the community. The residences are shown with window trim, iron railings for the balcony, coach lighting, painted stucco, stucco trims, hewn stone, cast iron stone, and wrapped fascia. The roof consists of a pitch gable roof and a concrete flat tile roof. Each residence includes a 2 car garage with a garage door that varies in color. All building heights, except for Building Type 3, are up to 35 feet in height. Building 3 is measured with an overall height of 38 feet at the central part of the building where optional third story units are located.

Floor Plans

The models shown range in size from 1,235 square feet to 2,050 square feet, and include porch entries, balconies and 2 car garages. The attached dwellings contain 3 to 4 bedrooms that are located on multiple floors. The unit entrances will face the landscaped common elements with the garages accessed from the street.

Applicant's Justification

The applicant states that the proposed planned unit development will not adversely affect the surrounding properties. Development of this infill parcel is compatible and harmonious with adjacent uses and will serve as a transitional development between the existing rural homes to the east and the potential future commercial resort development to the west. The applicant also states that the building heights and materials of the proposed buildings are compatible with the surrounding communities. Alternative setbacks and development standards are proposed that are conducive with a town home development, according to the applicant. All reduced setbacks are internal to the project site while the perimeter setbacks are maintained to not negatively impact surrounding communities. Residential adjacency standards requiring 10,000 square foot or greater transitional lots and compliance with the side and rear setbacks of the adjacent NPO-RNP are requested to be modified. The applicant states that there was no opposition to smaller lots within the adjacent community since commercial development is currently possible on the subject site. The applicant states that the project site will have a transition by maintaining appropriate buffering and similar building heights, except for Building 3. The applicant states that the third story option for Building 3 raises the height of 2 of the 5 units to 38 feet. The third story option provides additional building variation and articulation within the site and the height is only an 8.6 percent increase for 40 percent of the building elevation.

Prior Land Use Requests: APNs 177-16-402-004 & 177-16-405-001 only

Application Number	Request	Action	Date
ET-08-400353 (UC-0484-06)	Extension of time for a resort condominium - expired	Approved by BCC	January 2009
UC-0484-06	Use permit and design review for a 164-unit resort condominium	Approved by BCC	December 2006

Prior Land Use Requests: APN 177-16-405-001 only

Application Number	Request	Action	Date
VS-0835-94	Vacate easements and public right-of-way being a portion of Torino Avenue	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CR	Single-family residential development
South	Neighborhood Commercial	CR	Multi-family residential development
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	CP & RS20 (NPO-RNP)	Commercial & single-family residential
West	Entertainment Mixed-Use & Public Use	CR	Undeveloped & electric substation

Related Applications

Application Number	Request
PA-25-700010	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-25-0141	A zone change to reclassify the site from CR and RS20 to RM18 zoning is a companion item on this agenda.
WS-25-0142	A waiver of development standards for an 83 lot single-family attached residential development is a companion item on this agenda.
TM-25-500032	A tentative map for an 83 lot single-family attached residential subdivision is a companion item on this agenda.
VS-25-0140	A vacation and abandonment for easements and right-of-way 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.

In reviewing the specific modified development standards, the reduced setbacks and lot sizes as low as 1,210 square feet mean that there are no formal private yards for the residences. However, the amount of communal open space with multiple amenities is reasonably generous at 71,770 square feet where a minimum of 9,960 square feet is required. Fifty-one parking spaces for visitor parking are provided where 17 are required. This should help to avoid parking issues on the narrow streets or on the short driveways within the proposed development. Pedestrian walkability appears to have been considered in the design. Internal sidewalks throughout the development connect to the units which access from the rear within the common elements. Internal sidewalks also connect to the public sidewalks along Pebble Road and Giles Street, visitor parking areas along Street A, and to the open space amenities in Common Element C. The proposed maximum building height of 38 feet is slightly higher than the allowed height of 35 feet for the RM18 and RS20 zoning districts. However, under the CR zoning district, a multi-family development not in conjunction with or adjacent to a resort hotel may have a maximum height of 75 feet. Therefore, it appears that the proposed height would still be more compatible with the adjoining residential areas to the east. The subject site is abutting the RNP Overlay District which would normally require 10,000 square foot residential lots, and RS20 rear and side

setbacks to serve as a transition between the NPO-RNP and the townhome development with RM18 zoning. However, the alternative of higher intensity commercial or denser multi-family development on the portion of the site previously zoned CR would appear to be less compatible with the NPO-RNP than the proposed reduced lot sizes.

A 6 foot high screen wall is indicated along the north and east property lines where an 8 foot high screen wall is required per Title 30 for buffer and screening requirement. The residential properties to the north and east are also lower, therefore, this does not meet the proper screening and buffering of the adjacent single-family residential development and does not adequately protect the adjacent less intense development. Staff is therefore, recommending that the screen wall be increased to 8 feet in height.

Overall, staff finds that the proposed townhome development is a compatible transition of land uses in the area between the future CR commercial properties along Las Vegas Boulevard to the west and the existing RS20 (NPO-RNP) single-family residential neighborhood to the east. The proposed development supports 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 request complies with Policy 1.1.1 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, triplexes, fourplexes, and smaller multiple family complexes. The location also supports Policy 1.1.2 which encourages the concentration of higher density housing near transit corridors and major employment centers. Therefore, staff can support the 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

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 7, 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

- Provide an 8 foot high decorative screen wall along the north and east sides of the planned unit development;

- 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.

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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;
- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115mm).
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 177-16-405-001, 177-16-405-005, 177-16-405-009; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual

Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0384-2024 to obtain your POC exhibit; flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: EDDIE DUENAS

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

DRAFT



Department of Comprehensive Planning

Application Form

4A

ASSESSOR PARCEL #(s): 177-16-402-004 & 177-16-405-001

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: Stardust Towers LLC
 ADDRESS: 23000 AVALON BLVD
 CITY: CARSON STATE: CA ZIP CODE: 90745
 TELEPHONE: (310) 707-2345 CELL (310) 864-8852 EMAIL: FRED@TTUCORP.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: 89124 REF CONTACT ID # _____
 TELEPHONE: 702-340-7810 CELL 702-340-7810 EMAIL: eddie.dunas@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 # 168380
 TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: darryl.jatlmore@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.

Fred Rabizadeh **FRED RABIZADEH** 1-8-2025
 Property Owner (Signature)* Property Owner (Print) 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 checked="" type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s): PUD-25-0143 ACCEPTED BY: RR
 NEXT MEETING DATE: 4-1-25 DATE: 2-6-25
 REC. MEETING DATE: 5-7-25 FEE: \$2000.00
 TAB/CAC LOCATION: ENTERPRISE DATE: 3-12-25

PLANNER COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-009

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: David Neman
ADDRESS: 315 S. Beverly Drive SUITE 410
CITY: Beverly Hills STATE: CA ZIP CODE: 90212
TELEPHONE: 2137984500 CELL 2137984500 EMAIL: david@nemanduo.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 # 283764
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 # 166380
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.

Signed by: David Neman David Neman 1/30/2025
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION #1: PUD-25-0143 ACCEPTED BY: _____
REFRESH DATE: _____ DATE: _____
SCHEDULING DATE: _____ FEE: _____
FAR/CAD LOCATION: _____ DATE: _____

PLANNER COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-010

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: David Neman
ADDRESS: 315 S. Beverly Drive Suite 410
CITY: Beverly Hills STATE: Ca ZIP CODE: 90212
TELEPHONE: 2137984500 CELL: same EMAIL: david@nemanduo.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 # 283764
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 # 166380
TELEPHONE: 702-586-9296 CELL: 702-403-4174 EMAIL: darryl.lalimore@actus-nv.com

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

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Signed by: David Neman David Neman 1/30/2025
Property Owner (Signature)* Property Owner (Print) Date

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APPLICANT ID: PUD-25-0143

APPLICANT NAME: _____

APPLICANT ADDRESS: _____

APPLICANT CITY: _____

APPLICANT TELEPHONE: _____

APPLICANT ZIP: _____

APPLICANT EMAIL: _____

APPLICANT STATE: _____

PLANNING COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-005

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: Kathrine Ray
ADDRESS: 8818 Giles Street
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: _____ CELL _____ EMAIL: _____

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.duanas@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 # 166380
TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: darryl.lisimore@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.

Kathrine Ray
Property Owner (Signature)*

KATHRINE RAY
Property Owner (Print)

1-8-2025
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) PUD-25-0143

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEE\$ _____

TAB/CAC LOCATION _____

DATE _____

PLANNER COPY

January 9, 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.: Raven Point
Land Use Justification Letter
in support of a Planned Unit Development
APNs: 177-16-402-004, 177-16-405-001, 177-16-405-005, 177-16-405-009 and 177-16-405-010**

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Planned Unit Development application 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. Raven Point will consist of eighty-three (83) single-family attached (townhouse) residential lots and six (6) common lots encompassing the entire 6.32-acre site for a density of 13.13 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: CR/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. Waive the Residential Adjacency requirement of 10,000 SF or greater transitional lots along RNP boundaries (30.04.06.G.2.i).

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6. Waiver of the Residential Adjacency requirements stating that development shall comply with the side zoning district setbacks of the adjacent RNP NPO lots along any shared lot lines. (30.04.06.G.2.iii).

Waiver of Standards (Public Works per separate application):

1. Reduce distance from property line to driveway to 3 feet where 6 feet is required per *Uniform Standard Drawing 222* (50% reduction)
2. Reduce the internal street back of curb radii to 10 feet where 20 feet is required per *Uniform Standard Drawing 201* (50% reduction)
3. Allow 10 units in a 150-foot stub street where a maximum of 6 units is allowed (30.04.08.E.3.i) (67% increase)
4. Reduce intersection spacing between Street F and Pebble Road from 125 feet per 30.04.08.F.1 to 80 feet (36% reduction)

Project Description

The project consists entirely of 6.32 acres and is generally located on northeast corner of the intersection of Pebble Road and Giles Street. The project site is located in a portion of the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 16, Township 22 South, Range 61 East, MDB&M, Nevada commonly known as APNs: 177-16-402-004, 177-16-405-001, 177-16-405-005, 177-16-405-009 and 177-16-405-010.

The project site is currently zoned as Commercial Resort (CR) and Residential Single Family (RS20) with a land use designation of Neighborhood Commercial (NC). The project site is bounded to the North by existing residential homes (zoned CR with land use designations of NC), to the East by existing residential homes and a commercially zoned home (zoned RS20 and CP with a land use designations of RN and NC, respectively), to the South by existing condominiums across the existing 100 foot ROW of Pebble Road (zoned CR with a land use designation of EM and NC) and to the West by an existing NV Energy power substation and undeveloped commercial (zoned CR and with land use designations of EM and PU). Please see the Site Plan for said zoning and land use designations.

Planned Unit Development

Raven Point will consist of eighty-three (83) single-family attached (townhouse) residential lots and six (6) common lots encompassing the entire 6.32 acre site for a density of 13.13 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 and will serve as a transitional development between the existing rural homes to the east and the potentially future commercial resort development to the west. 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 2,294 square feet with an average lot size of 1,542 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 (Lot 34 to Lot 73)
- **Front (Living) Setback:** 4 feet from living area to private street (Lot 34 to Lot 73)
- **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. Please note that Lots 1 to 33 and Lots 74 to 83 will utilize a 20-foot garage setback.

Residential Adjacency

Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties. The current site will meet Residential Adjacency Grading Standards. However, the applicant is asking to waive the following Residential Adjacency requirements:

1. Waive the Residential Adjacency requirements of 10,000 SF or greater transitional lots along RNP boundaries (30.04.06.G.2.i) (**PUD Standard #5**).

Justification: The applicant met with neighbors to discuss the use of townhomes adjacent to the RNP properties. There was no opposition to the use of the proposed smaller lots within this community as the alternative option would to have potential commercial development adjacent to their properties.

2. Waiver of the Residential Adjacency requirements stating that development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines. (30.04.06.G.2.iii) (**PUD Standard #6**)

Justification: The applicant met with neighbors to discuss the use of townhomes adjacent to the RNP properties. There was no opposition to the use of the proposed smaller lots within this community as the alternative option would to have potential commercial development adjacent to their properties.

Parking Analysis

The required parking for this development as follows:

Spaces per Unit: 166 garage spaces (2 spaces per each of the proposed 83 Units)
Visitor Parking: 17 spaces (1 space per every 5 Units)
Cumulative Spaces: 183 spaces

The current project site provides 166 garage spaces and 51 off-street parking spaces for a cumulative 217 spaces to meet the necessary parking requirement for the project site. Please note that Lots 1 to 33 and Lots 74 to 83 have 20-foot driveways and can accommodate additional guest parking.

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 Raven 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 minimum open space required for the project is 9,920 square feet. There is a total of 71,770 square feet of total landscaped common element on the site. Please note that the 66-foot wide open space between Lots 54 to 56 and Lots 49 to 53 generally meet the required open space requirement in its entirety.

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 a 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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0142-STARDUST TOWERS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the number of dwelling units on private stub streets; 2) reduce the street intersection off-set; 3) reduce the separation from the property line to a residential driveway; and 4) reduce back of curb radius in conjunction with a single-family attached residential development on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/tr/kh (For possible action)

RELATED INFORMATION:

APN:
177-16-402-004; 177-16-405-001; 177-16-405-005; 177-16-405-009 through 177-16-405-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow 10 dwelling units where a maximum of 6 dwelling units are allowed on a private stub street which is less than 150 feet in length per Section 30.04.08E (a 67% increase).
2. Reduce the street intersection off-set between Street F and Pebble Road to 80 feet where street intersections shall be off-set a minimum of 125 feet, measured from right-of-way line to right-of-way line, unless the streets are less than 50 feet wide, measured from back of curb to back of curb.
3. Reduce the separation from the property line to a residential driveway to 3 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 50% reduction).
4. Reduce the back of curb radius to 10 feet where a minimum radius of 20 feet is required per Uniform Standard Drawing 201 (a 50% reduction).

LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.32
- Project Type: Single family attached residential
- Number of Lots: 83
- Density (du/ac): 13.13
- Minimum/Maximum Lot Size (square feet): 1,210/2,294
- Number of Stories: 2 to 3

- Building Height (feet): 38
- Square Feet: 1,235 (minimum)/2,050 (maximum)
- Open Space Required/Provided: 9,960/71,770
- Parking Required/Provided: 183/217

Site Plan

The plan depicts a single-family residential attached development totaling 83 lots on 6.32 acres located on the east side of Giles Street and north side of Pebble Road. The density of the overall development is shown at 13.13 dwelling units per acre. The lots range in size from a minimum area of 1,210 square feet to a maximum of 2,294 square feet. Access to the development is from Giles Street to the west and Pebble Road to the south. The development's internal access is comprised of two, 39 foot wide private streets and four, 30 foot wide stub streets. Fifty-one guest parking spaces are indicated along the west side of Street A.

The plans depict modified setbacks from the standard Title 30 requirements for RM18 zoning. The proposed setbacks are as follows: 4 feet minimum and 5 feet maximum from the front (garage) and 4 feet from the front (living) for Lots 34 through 73; 4 feet from the rear (living); zero feet from the rear (leading edge of porch/patio); zero feet between the attached units; and 10 feet from the side street. The plans depict the proposed minimum lot size for this development is 1,210 square feet where per Title 30 the minimum lot size in the RM18 zone for single-family attached development is 1,800 square feet.

Applicant's Justification

The applicant is requesting to allow the modification of Uniform Standard Drawings 222 and 201. The distance from the property line to a driveway is being requested to be reduced from 6 feet per Uniform Standard Drawing 222 to 3 feet. The applicant states that 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 necessary facilities to the buildings. The applicant states that the reduction of this separation is a typical pattern with single family attached units. The applicant is also requesting a reduction in the internal street minimum back of curb radii per Uniform Standard Drawing 201 from 20 feet to 10 feet. The reduced radii are being requested adjacent to the 4 proposed stub streets which are less than 150 feet in length. The applicant states that fire access/turning movements are not hindered by this request as fire trucks do not drive down stub streets that are less than 150 feet in depth. The applicant is also requesting that 10 dwelling units be allowed on the 4 proposed stub streets. The applicant states that on-street parking will not be allowed and there will be minimal pedestrian traffic as a sidewalk is provided at the rear of the homes. Finally, the applicant is requesting to reduce the intersection spacing between Street F and Pebble Road stating that a future sight visibility easement will ensure drivers will have adequate movement and safety. Also, Street A, which intersects with Pebble Road will be "right-in, right-out", due to the median which will mitigate opposing turn movements from Pebble Road.

Prior Land Use Requests: APNs 177-16-402-004 & 177-16-405-001 only

Application Number	Request	Action	Date
ET-08-400353 (UC-0484-06)	Extension of time for a resort condominium - expired	Approved by BCC	January 2009
UC-0484-06	Use permit and design review for a 164-unit resort condominium	Approved by BCC	December 2006

Prior Land Use Requests: 177-16-405-001 only

Application Number	Request	Action	Date
VS-0835-94	Vacate easements and public right-of-way being a portion of Torino Avenue	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CR	Single-family residential development
South	Neighborhood Commercial	CR	Multi-family residential development
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	CP & RS20 (NPO-RNP)	Commercial & single-family residential development
West	Entertainment Mixed-Use & Public Use	CR	Undeveloped & electric substation

Related Applications

Application Number	Request
PA-25-700010	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-25-0141	A zone change to reclassify the site from CR and RS20 to RM18 zoning is a companion item on this agenda.
PUD-25-0143	A planned unit development for an 83 lot single-family attached residential development is a companion item on this agenda.
TM-25-500032	A tentative map for an 83 lot single-family attached residential subdivision is a companion item on this agenda.
VS-25-0140	A vacation and abandonment for easements and right-of-way 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 #1

Staff has no objection to allow for 10 units on private stub streets provided that Fire Prevention approves the request.

Waiver of Development Standards #2

Staff has no objection to reduce the intersection spacing between Street F and Pebble Road. The reduction is internal to the development that will see a lower volume of traffic, helping to mitigate potential impacts from the reduction.

Waiver of Development Standards #3

Staff has no objection to the reduction in the distance from the property line to the residential driveways. 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 #4

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.

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 7, 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.
- 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;
- Clark County Fire Prevention approval to allow 10 units on a stub street;
- 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.

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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;

- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;
- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115mm).
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 177-16-405-001, 177-16-405-005, 177-16-405-009; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0384-2024 to obtain your POC exhibit; flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: EDDIE DUENAS
CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE
300, LAS VEGAS, NV 89120**



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-009

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: David Neman
ADDRESS: 315 S. Beverly Drive SUITE 410
CITY: Beverly Hills STATE: CA ZIP CODE: 90212
TELEPHONE: 2137984500 CELL 2137984500 EMAIL: david@nemanduo.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 # 283764
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 # 166380
TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: darryl.laitmore@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.

Signed by: David Neman David Neman 1/30/2025
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY

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APPLICATION # (U) WS-25-0142 ACCEPTED BY _____
PC MEETING DATE _____ DATE _____
SEC MEETING DATE _____
TAB CALCULATION DATE _____

PLANNER COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-010

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: David Neman
ADDRESS: 315 S. Beverly Drive Suite 410
CITY: Beverly Hills STATE: Ca ZIP CODE: 90212
TELEPHONE: 2137984500 CELL: same EMAIL: david@nemanduo.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 # 283764
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 # 166380
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Signed by:

David Neman

David Neman

1/30/2025

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY

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APPLICATION # WS-25-0142

ACCEPTED BY _____

RECEIVING DATE _____

DATE _____

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FEE \$ _____

TELEPHONE # _____

PLANNER COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-005

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: Kathrine Ray
ADDRESS: 8818 Giles Street
CITY: Las Vegas STATE: NV ZIP CODE: 88123
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Beazer Homes Holdings LLC
ADDRESS: 2490 Paseo Verde Parkway, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89124 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 # 166380
TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: darryl.lalmore@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.

Kathrine Ray
Property Owner (Signature)

KATHRINE RAY
Property Owner (Print)

1-8-2025
Date

DEPARTMENT USE ONLY

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APPLICATION # (S) WS-25-0142

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

PLANNER CC BY

January 9, 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.: Raven Point
Land Use Justification Letter
in support of a Waiver of Standards
APNs: 177-16-402-004, 177-16-405-001, 177-16-405-005, 177-16-405-009 and 177-16-405-010**

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. Raven Point will consist of eighty-three (83) single-family attached (townhouse) residential lots and six (6) common lots encompassing the entire 6.32-acre site for a density of 13.13 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: CR/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. Waive the Residential Adjacency requirement of 10,000 SF or greater transitional lots along RNP boundaries (30.04.06.G.2.i).
6. Waiver of the Residential Adjacency requirements stating that development shall comply with the side zoning district setbacks of the adjacent RNP NPO lots along any shared lot lines. (30.04.06.G.2.iii).

PLANNER COPY
WS-25-0142

Waiver of Standards (Public Works):

1. Reduce distance from property line to driveway to 3 feet where 6 feet is required per *Uniform Standard Drawing 222* (50% reduction)
2. Reduce the internal street back of curb radii to 10 feet where 20 feet is required per *Uniform Standard Drawing 201* (50% reduction)
3. Allow 10 units in a 150-foot stub street where a maximum of 6 units is allowed (30.04.08.E.3.i) (67% increase)
4. Reduce intersection spacing between Street F and Pebble Road from 125 feet per 30.04.08.F.1 to 80 feet (36% reduction)

Project Description

The project consists entirely of 6.32 acres and is generally located on northeast corner of the intersection of Pebble Road and Giles Street. The project site is located in a portion of the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 16, Township 22 South, Range 61 East, MDB&M, Nevada commonly known as APNs: 177-16-402-004, 177-16-405-001, 177-16-405-005, 177-16-405-009 and 177-16-405-010.

The project site is currently zoned as Commercial Resort (CR) and Residential Single Family (RS20) with a land use designation of Neighborhood Commercial (NC). The project site is bounded to the North by existing residential homes (zoned CR with land use designations of NC), to the East by existing residential homes and a commercially zoned home (zoned RS20 and CP with a land use designations of RN and NC, respectively), to the South by existing condominiums across the existing 100 foot ROW of Pebble Road (zoned CR with a land use designation of EM and NC) and to the West by an existing NV Energy power substation and undeveloped commercial land (zoned CR and with land use designations of EM and PU). Please see the Tentative Map for said zoning and land use designations.

Waiver of Standards

Raven Point will consist of eighty-three (83) single-family attached (townhouse) residential lots and six (6) common lots encompassing the entire 6.32 acre site for a density of 13.13 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 Giles Street and a secondary access to Pebble Road (right-in and right-out based on the existing median in Pebble Road).

The distance from property line to driveway is being requested to be reduced from 6 feet to 3 feet (**PW Waiver of Development Standards #1**). 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 #2**). 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 #3**). The proposed 30-foot wide stub streets (Streets C to F) 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.

The current right-of-way to right-of-way offset depths between Pebble Road and Street F is 80 feet in lieu of the 125 feet stipulated in code (a 36% reduction) (**PW Waiver of Development Standards #4**). Future sight visibility easement at both the intersection of Street A and Pebble Road will ensure drivers will have adequate movement and safety in the entry way. Street A will also be a "right-in, right-out" street as there is an existing median in Pebble Road and will mitigate opposing turn movements from Pebble Road.

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
TM-25-500032-STARDUST TOWERS, LLC:

TENTATIVE MAP consisting of 83 single family attached residential lots and common lots on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-16-402-004; 177-16-405-001; 177-16-405-005; 177-16-405-009 through 177-16-405-010

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.32
- Project Type: Single family attached residential
- Number of Lots: 83
- Density (du/ac): 13.13
- Minimum/Maximum Lot Size (square feet): 1,210/2,294

Project Description

The plan depicts a single-family residential attached development totaling 83 lots on 6.32 acres located on the east side of Giles Street and north side of Pebble Road. The density of the overall development is shown at 13.13 dwelling units per acre. The lots range in size from a minimum area of 1,210 square feet to a maximum of 2,294 square feet. Access to the development is from Giles Street to the west and Pebble Road to the south. The development's internal access is comprised of two, 39 foot wide private streets and four, 30 foot wide stub streets. Fifty-one guest parking spaces are indicated along the west side of Street A.

The plans depict modified setbacks from the standard Title 30 requirements for RM18 zoning. The proposed setbacks are as follows: 4 feet minimum and 5 feet maximum from the front (garage) and 4 feet from the front (living) for Lots 34 through 73; 4 feet from the rear (living); zero feet from the rear (leading edge of porch/patio); zero feet between the attached units; and 10 feet from the side street. The plans depict the proposed minimum lot size for this development is 1,210 square feet where per Title 30 the minimum lot size in the RM18 zone for single-family attached development is 1,800 square feet.

Prior Land Use Requests: APNs 177-16-402-004 & 177-16-405-001 only

Application Number	Request	Action	Date
ET-08-400353 (UC-0484-06)	Extension of time for a resort condominium - expired	Approved by BCC	January 2009
UC-0484-06	Use permit and design review for a 164-unit resort condominium	Approved by BCC	December 2006

Prior Land Use Requests: APN 177-16-405-001 only

Application Number	Request	Action	Date
VS-0835-94	Vacate easements and public right-of-way being a portion of Torino Avenue	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CR	Single-family residential development
South	Neighborhood Commercial	CR	Multi-family residential development
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	CP & RS20 (NPO-RNP)	Commercial & single-family residential development
West	Entertainment Mixed-Use & Public Use	CR	Undeveloped & electric substation

Related Applications

Application Number	Request
PA-25-700010	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-25-0141	A zone change to reclassify the site from CR and RS20 to RM18 zoning is a companion item on this agenda.
PUD-25-0143	A planned unit development for an 83 lot single-family attached residential development is a companion item on this agenda.
WS-25-0142	A waiver of development standards for an 83 lot single-family attached residential development is a companion item on this agenda.
VS-25-0140	A vacation and abandonment for easements and right-of-way 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

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 7, 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

- 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;
- Clark County Fire Prevention approval to allow 10 units on a stub street;
- 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.

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./kc

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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;
- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115mm).
- 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 #0384-2024 to obtain your POC exhibit. flow contributions exceeding District estimates may require another POC analysis.

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

APPLICANT: EDDIE DUENAS

**CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE
300, LAS VEGAS, NV 89120**



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 177-16-402-004 & 177-16-405-001

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: Stardust Towers LLC
 ADDRESS: 23000 AVALON BLVD
 CITY: CARSON STATE: CA ZIP CODE: 90745
 TELEPHONE: (310) 707-2345 CELL: (310) 864-8852 EMAIL: FRED@TTUCORP.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: 89174 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 # 166380
 TELEPHONE: 702-586-9296 CELL: 702-403-4174 EMAIL: darryl.lalimore@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.

Fred Rabizadeh FRED RABIZADEH 1-8-2025
 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 checked="" type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (S) TM-25-500032 ACCEPTED BY RL
 PC MEETING DATE 4-1-25 DATE 2-6-25
 BEC MEETING DATE 5-7-25 FEES \$750.00
 TAB/CAC LOCATION ENTERPRISE DATE 3-12-25

PLANNER COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-009

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: David Neman
ADDRESS: 315 S. Beverly Drive SUITE 410
CITY: Beverly Hills STATE: CA ZIP CODE: 90212
TELEPHONE: 2137984500 CELL 2137984500 EMAIL: david@nemanduo.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 # 283764
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 # 166380
TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: darryl.laitmore@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.

Signed by: David Neman David Neman 1/30/2025
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

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APPLICATION #(s) TM-25-500032 ACCEPTED BY _____
PC MEETING DATE _____ DATE _____
REC MEETING DATE _____ FEE \$ _____
FAR LAR APPLICATION _____

PLANNER COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-010

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: David Neman

ADDRESS: 315 S. Beverly Drive suite 410

CITY: Beverly Hills

STATE: Ca

ZIP CODE: 90212

TELEPHONE: 2137984500

CELL: same

EMAIL: david@nemanduo.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 # 283764

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 # 166380

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.

Signed by:

David Neman

David Neman

1/30/2025

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY

- | | | | | | | |
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APPLICATION #(s) TM-25-500032

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

CC MEETING DATE _____

DATE _____

APPLICANT INFORMATION _____

PLANNING DEPARTMENT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-405-005

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Giles Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed 83 townhome unit community on 6.18 acres within a proposed PUD requiring a PA/ZC.

PROPERTY OWNER INFORMATION

NAME: Kathrine Ray
 ADDRESS: 8818 Giles Street
 CITY: Las Vegas STATE: NV ZIP CODE: 89123
 TELEPHONE: _____ CELL _____ EMAIL: _____

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 # 166380
 TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: deryle.littlemore@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.

Kathrine Ray
 Property Owner (Signature)*

KATHRINE RAY
 Property Owner (Print)

1-8-2025
 Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) TM-25-500032

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

PLANNER COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400017 (UC-23-0796)-AIP RICHMAR, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) waive screening for existing outside storage yard; 2) allow items to be stacked above the height of a screened fence; and 3) allow the use of millings in lieu of paving.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping and screening; 2) access gate setbacks; 3) eliminate trash enclosures; and 4) full off-site improvements.

DESIGN REVIEW for 2 accessory structures in conjunction with an existing storage yard on 14.7 acres in an IL (Industrial Light) Zone.

Generally located on the south side of Richmar Avenue and the east side of Redwood Street within Enterprise. JJ/my/kh (For possible action)

RELATED INFORMATION:

APN:

176-23-410-008

USE PERMITS:

1. Waive screening from rights-of-way (Richmar Avenue, Redwood Street, and Gary Avenue) for an existing outside storage yard where a screened fence or wall is required per Table 30.44-1.
2. Allow items to be stacked above the height of a screened fence where not allowed per Table 30.44-1.
3. Allow asphalt millings for a portion of the site used for parking, maneuvering, or storing motor vehicles, equipment, or materials where paving is required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate street landscaping along Richmar Avenue, Redwood Street, and Gary Avenue where 15 feet of landscaping and sidewalk is required per Section 30.64.030 and Figure 30.64-17.
 - b. Eliminate landscaping and screen fence or wall along Richmar Avenue, Redwood Street, and Gary Avenue per Table 30.64-2.
2.
 - a. Allow access gates that are open during business hours located along Gary Avenue to be 5 feet from the property line where 18 feet per Section 30.64.020 is required (a 72% decrease).
 - b. Allow an access gate not open during business hours and located along Redwood Street to be 24 feet from the property line where 50 feet per Section 30.64.020 is required (a 52% decrease).
3. Eliminate trash enclosures where required per Section 30.56.120.

4. Waive full off-site improvements (partial paving, curb, gutter, sidewalks, and streetlights) where required per Section 30.52.040.

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

**BACKGROUND:
Project Description**

General Summary

- Site Address: 6655 W. Richmar Avenue
- Site Acreage: 14.7
- Project Type: Outside storage yard
- Parking Required/Provided: 21/23

History & Site Plan

UC-23-0796 was previously approved by the Board of County Commission (BCC) in January 2024. The BCC conditioned a 1 year to review the use permits and the waivers of development standards.

The approved plans show an existing 14.7 acre outside storage yard surrounded by a perimeter chain-link fence. The fence ranges between 7 feet and 8 feet in height and includes 3 strands of barbed wire on top. The fence is set back 24 feet from the west property line along Redwood Street, is setback 5 feet to 25 feet from the north property line along Richmar Avenue and is set back 5 feet from the south property line along Gary Avenue. There is an existing 7 foot tall block wall located along the eastern property line. There are chain-link fences located interior to the site to segment the storage yard into separate areas. There is a shade structure near the center of the property which is 63 feet by 65 feet or 4,095 square feet and is 33 feet in height. A second shade structure is located near the southeast corner of the property which is 58 feet by 50 feet or 2,900 square feet and is 12 feet, 6 inches in height. Most of the storage yard is paved except for areas on the west side of the property where asphalt millings are located, and where new asphalt paving is proposed in the southern portion of the property. Two access gates on Redwood Street are proposed to be closed and replaced with chain-link fencing. A new access gate on Redwood Street is proposed to be set back 24 feet. Three existing access gates along Richmar Avenue are set back 25 feet to 158 feet, and on Gary Avenue 3 existing access gates are set back 5 feet. All access gates are proposed to remain open during business hours except for the new gate on Redwood Street. Twenty-three parking spaces are proposed along the north side of the property which include 2 ADA parking spaces, where a minimum of 21 parking spaces are required. Two bicycle racks are also provided.

Landscaping

There is some existing landscape rock between the fencing and the asphalt pavement along all 3 streets. Previous aerial photos show that portions of the rock areas are used for parking and/or storage of vehicles and trailers. No plants or trees are located within the existing landscape areas and no additional landscaping was proposed.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0796:

Comprehensive Planning

- 1 year to review all use permits and waivers of development standards;
- Rock landscape areas along street frontages shall be maintained weed free and shall not be used for parking or storage purposes;
- 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 an application for a zoning inspection.
- Applicant is advised that 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; the outside storage yard must comply with Department of Air Quality regulations including required dust control measures and obtain any necessary permits; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and 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.

Applicant's Justification

The applicant is requesting a review per the Notice of Final Action (NOFA) conditions of UC-23-0796. Per the submitted justification letter, the Applicant has commenced and complied with the use permits and waivers of development standards. Despite use permit #1 waiving screening for the outside storage yard, the applicant has fully screened the site from all right of ways with landscape fabric on the existing chain-link fence. The second use permit allowed items to be stacked above the height of a screened fence. There are currently some items stacked above the height of the screened fence on the south side of the site along the frontage with Gary Avenue. This is common along this portion of Gary Avenue since the neighbors to the south also stack items above the screened fence. Use permit #3 allowed asphalt millings for a portion of the site used for parking, maneuvering, or storing motor vehicles, equipment, or materials. The site currently has asphalt millings on a portion of the western side closest to Redwood Street. Clark County Department of Air Quality has previously indicated that the asphalt millings are allowable on the site. Currently, there are no vehicles or much storage on that portion of the lot. Any potential dust from vehicles is currently non-existent currently.

The first waiver of development standards eliminated street landscaping and the sidewalk requirement. It also had a related waiver that eliminated landscaping and screen fence. As mentioned above, the fence has been screened. Currently, there is rock landscaping along street frontages. There is a condition that rock landscaping along street frontages shall be maintained weed free and shall not be used for parking or storage purposes. The applicant was found in compliance of that condition on October 17, 2024 per an approved Certificate of Compliance with Clark County Current Planning.

Waiver of development standards is related to the access gates along Gary Avenue and Redwood Street. There are still the three access gates set back 5 feet from Gary Avenue. There is only one gate along Redwood Street located within existing fencing and set back 24 feet. The third waiver of development standards eliminated the requirement for trash enclosures. There are no trash enclosures at the site. Lastly, waiver of development standards #4 waived full off-site improvements. There are no off-site improvements at the site, except for the curb and curb ramp at the intersection of Richmar Avenue and Redwood Street. There are not many neighbors with off-site improvements. There are some off-site improvements (curb and sidewalk) at a property to the west, and a curb at 1 property to the south. The applicant has maintained the site in accordance with the use permits and waivers of development standards (as well as providing screening and rock landscaping). Photos were provided to staff for review.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0796	Eliminated screening for existing outside storage yard, allowed items to be stacked above the height of a screened fence, and allowed the use of millings in lieu of paving, waivers of development standards to eliminate street landscaping and screening, for access gate setbacks, eliminated the trash enclosures, and eliminated full off-site improvements with a design review	Approved by BCC	January 2024
UC-0531-14	Waived screening for outside storage yard and waivers to eliminate street landscaping and off-site improvements subject to 5 years to review - expired	Approved by PC	August 2014
VC-0259-99 (ET-0206-02)	Second extension of time for the variance to waive street landscaping and on-site paving - expired	Approved by PC	August 2002
VC-0259-99 (ET-0150-01)	First extension of time for the variance to waive street landscaping and on-site paving - expired	Approved by PC	June 2001
VC-0259-99	Variance to waive street landscaping and on-site paving subject to 2 years for review - expired	Approved by PC	April 1999
ZC-1812-95 (WC-0071-99)	Waiver of conditions of a zone change requiring curb, gutter, sidewalks, and streetlights subject to 2 years for review - expired	Approved by BCC	April 1999
ZC-1812-95 (ET-0245-98)	First extension of time for a zone change subject to 2 additional years and denial of previous variances	Approved by BCC	August 1998

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1812-95	Reclassified the site and properties to the south from R-E and M-1 zoning to M-1 zoning for outside storage, variances for street landscaping, on-site paving subject to 3 years for review, and variance for off-site improvements subject to 2 years to review	Approved by BCC	February 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & RS20	Outside storage yard & truck driving school
South & West	Business Employment	IL	Outside storage yards & industrial buildings
East	Business Employment	IL	Outside storage yard & batch plant

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 this application was approved on January 17, 2024, with a 1 year to review all use permits and all waivers of development standards. Records show that in 2024 new office warehouse development with full off-site improvements were constructed to the west (between Rainbow Boulevard and Redwood Street), while parcels to the north, south, and east have remained the same. The applicant submitted photos of the site showing that all existing screening has been well maintained. Furthermore, all street frontages of the site have been kept clean and have not been utilized for storage or for parking. In addition, the applicant completed a Certificate of Compliance on October 17, 2024, with the Comprehensive Planning Department. Staff recommends an additional 1 year to review the use permits and the waivers of development standards to ensure that the current site enhancements are maintained and continue to coincide with existing and new development within the area.

Public Works - Development Review

There has been significant changes in this area. Installing off-sites would be beneficial to the area.

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:

- Until January 17, 2026 to review or UC-23-0796 will expire.
- Applicant is advised that per the Notice of Final Action under UC-23-0796 a standard development agreement is still required, and that a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be denied if the applicant has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 1 year to review off-site improvements.

Fire Prevention Bureau

- 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 comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JASON JENSEN

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

7A

ASSESSOR PARCEL #(s): 176-23-410-008

PROPERTY ADDRESS/ CROSS STREETS: 6655 W. Richmar Ave., Las Vegas, NV 89124

DETAILED SUMMARY PROJECT DESCRIPTION

Review of UC-23-0796 (Outside storage yard).

PROPERTY OWNER INFORMATION

NAME: AIP Richmar, LLC
ADDRESS: 6655 W. Richmar Ave.
CITY: Las Vegas STATE: NV ZIP CODE: 89124
TELEPHONE: N/A CELL N/a EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: Jason Jensen
ADDRESS: 4090 W. Hacienda Ave., Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-367-0600 CELL 702-449-0114 EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Drive, 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a
TELEPHONE: 702-693-4205 CELL 702-693-4205 EMAIL: mmulhall@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 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.

Floyd A. Meldrum
Property Owner (Signature)*

Floyd A. Meldrum
Property Owner (Print)

1/27/2025
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) AR-25-400017
PC MEETING DATE _____
BCC MEETING DATE 04/02/25
TAB/CAC LOCATION Enterprise

ACCEPTED BY MY
DATE 1/29/16
FEES \$800

DATE 3/12/25

AR-25-400017
MY
1/29/25

02/05/2024

PLANNED
COPY

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

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

January 13, 2025

VIA EMAIL

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

**Re: Justification Letter – EOT for Outside Storage Yard (UC-23-0796)
AIP Richmar, LLC
APN: 176-23-410-008**

To Whom It May Concern:

Please be advised this firm represents AIP Richmar, LLC in the above referenced matter. The site is located on 14.65 acres, south of W. Richmar Avenue and east of Redwood Street (the "Site"). The Site is more particularly described as Assessor's Parcel Number 176-23-410-008. The Applicant is requesting an extension of time for the previously approved entitlements on the Site.

On January 29, 2024, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, approving UC-23-0796 subject to the listed conditions. UC-23-0796 included use permits (1) waiving screening for the outside storage yard, (2) allowing items to be stacked above the height of a screened fence, and (3) allowing the use of millings in lieu of paving. Additionally, this application included waivers of development standards (1) eliminating street landscaping and screening, (2) reducing access gate setbacks, (3) eliminating trash enclosures, and (4) waiving full off-site improvements. Additionally, it approved the design review for two accessory structures in conjunction with the existing storage yard on the Site.

By way of history, ZC-1812-95 was approved by the Board of County Commissioners (the "BCC") in February 1996 reclassifying the Site and properties to the south from R-E and M-1 zoning to M-1 zoning for outside storage, approving variances for street landscaping, on-site paving, and a variance for off-site improvements. The first extension of time of ZC-1812-95 (ET-0245-98) was approved by the BCC in August 1998. A waiver of conditions of ZC-1812-95 (WC-0071-99) was approved by the BCC in April 1999, waiving conditions of a zone change requiring curb, gutter, sidewalks, and streetlights, then expiring two years later. A variance waiving street landscaping and on-site paving (VC-0259-99) was approved by the Planning Commission (the "PC") in April 1999. VC-0259-99 received its first extension of time in June 2001 (ET-0150-01) and a second extension of time in August 2002 (ET-0206-02) before expiring.

In August 2014, the PC approved UC-0531-14 waiving screening for outside storage yard and waivers to eliminate street landscaping and off-site improvements subject to five years to review. This use permit expired in 2019. The applicant sought to reestablish the use permit and waivers which culminated in UC-23-0796.

AR-25-400017
MY
1/29/25

LAS VEGAS • RENO • CARSON CITY

Page 2 of 3
www.kcnvlaw.com

COPY

The use permit and waivers of UC-23-0796 are proper due to the use of the Site as an outside storage facility and the similar uses in the Arden area. The surrounding area consists of other industrial uses: (1) an outside storage yard & truck driving school to the north; (2) outside storage yards & industrial buildings to the south and the west; and (3) an outside storage yard & batch plant to the east. The rock landscaping at the Site is substantially similar to that of the Site's neighbors and is in some cases, better maintained and without parked vehicles. Additionally, the fabric screening on the chain link fencing at the Site is substantially similar to the other fabric screening in the area. Rock landscaping and fabric screening are common in the Arden area and are compatible with light industrial and employment uses of the area.

UC-23-0796 was conditioned upon a one-year review of all use permits and waivers of development standards. As that one-year approaches in January of 2025, AIP Richmar seeks an extension of UC-23-0796. An extension is appropriate as AIP Richmar has met the condition of approval by having well-maintained and weed free, rock landscape areas along Richmar Avenue, Redwood Street, and Gary Avenue (as well as discouraging semi-trucks and trailers from parking in the rock landscape areas). Additionally, fabric screening has been provided along all streets where there is chain link fencing so no outdoor storage is visible from the right-of-way, and the number of access gates on Redwood Street have been reduced from two access gates to one access gate. On October 16, 2024, AIP Richmar submitted a Certificate of Compliance along with required submittal documentation evidencing compliance with the requirements for conditions of approval and requested a review/inspection to document completion of the required conditions and compliance with zoning regulations.

Due to compliance with the required conditions and applicable zoning regulations, AIP Richmar respectfully requests a five year extension of UC-23-0796. 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.

AR-25-400017
MY
1/29/25

Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall

MWM/ann

PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400005 (TM-500153-16)-LENNAR PACIFIC PROPERTIES, LLC:

TENTATIVE MAP FIRST EXTENSION OF TIME for 56 single-family residential lots and common lots on 35.0 acres in an RS20 (Single Family Residential 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, 1,000 feet west of Rainbow Boulevard within Enterprise. JJ/nai/cv (For possible action)

RELATED INFORMATION:

APN:

176-22-801-024; 176-22-801-030

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 35 acre portion
- Project Type: Single-family residential development
- Gross Minimum/Maximum Lot Size (square feet): 20,005/28,235
- Net Minimum/Maximum Lot Size (square feet): 18,001/28,235
- Number of Lots/Units: 56
- Density (du/ac): 1.6

History & Request

The original request was approved by the Board of County Commissioners on June 2016 for an 56 lot single family residential subdivision. Unit 1 consisting of 36 lots was subdivided into parcels 176-22-410-001 through 176-22-410-016 and 176-22-811-001 through 176-22-811-020 via MSM-17-600007 which extended the application until March 29, 2023. Unit 2 consisted of 12 lots under parcel 176-22-814-001 through 176-22-814-012. Unit 3 had the remaining 8 lots under parcels 176-22-801-024 and 176-22-801-030 via MSM-21-500056 which extended the application until March 29, 2025. Unit 3 is proposed to develop as 8 lots on parcels 176-22-801-024 and 176-22-801-030. This request us for an extension of time for the previously approved tentative map tm-500153-16 so that unit 3 can be recorded.

Site Plans

The approved plans depict a redesigned single family residential development consisting of 56 lots with a total density of 1.6 dwelling units per acre on 35.0 acres. The single-family residential development is divided into 5 parts with Gary Avenue, Tenaya Way, Belcastro Street, and Montessouri Street partially bisecting the project.

The first part of the development is located north of Gary Avenue, between Tenaya Way and Belcastro Street, and consists of a total of 8 lots of which 4 lots front onto a private cul-de-sac with access from Gary Avenue, 2 lots and one flag lot take direct access from Gary Avenue, and 1 lot has direct access from Tenaya Way.

The second part of the development is located south of Gary Avenue, west of Tenaya Way, and north of Gomer Road and consists of a total of 16 lots. Eight lots have access from a 40 foot wide private cul-de-sac, 4 lots take direct access to Gary Avenue, and 4 lots take access from Gomer Road.

The third part of the development is located south of Gary Avenue, between Tenaya Way and Belcastro Street, and north of Gomer Road, and consists of a total of 16 lots. Eight lots have access from an internal 40 foot wide private street with access to Tenaya Way and Belcastro Street, 4 lots have direct access to Gomer Road, and 4 lots have direct access to Gary Avenue.

The fourth part of the development is located south of Gary Avenue, between Belcastro Street and Montessouri Street, and north of Gomer Road, and consists of a total of 12 lots with access to the lots as follows: 8 lots have access from an internal 40 foot wide private street with access to Belcastro Street and Montessouri Street; and 4 lots on a private cul-de-sac with access to Montessouri Street.

The fifth part of the development is located east of Montessouri Street and north of Gomer Road, will consist of a total of 4 lots with access to a 40 foot wide private cul-de-sac with access from Montessouri Street.

Previous Conditions of Approval

Listed below are the approved conditions for TM-0153-16:

Current Planning

- Legalize map boundary prior to final map submittal;
- Expunge TM-0042-16;
- 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 that developer to install large equestrian signs along trail alignments/roads in this area, mark the trails and alert drivers to the presence of riders and horses; and a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion

within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Title 30.32-040-9 are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet to 60 feet for Tenaya Way, 30 feet to 60 feet for Gary Avenue, 30 feet for Gomer Road, cul-de-sac at the proposed west end of Gomer Road, 30 feet to 60 feet for Belcastro Street, 30 feet to 60 feet for Montessouri Street, and associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Apple Bluff shall have one suffix which cannot be court or street;
- Need approved street names list from Las Vegas Fire Services;
- Street name suffixes shall be spelled out.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD has verified sewer capacity for this project in a prior Point of Connection (POC) request; and that a portion of this project is required to connect to the CCWRD's lift station at the corner of Rainbow Boulevard and Mountains Edge Parkway, POC Tracking number #000209-2016.

Applicant's Justification

The applicant is requesting for an extension of time for TM-0153-16. The original map consisted of three separate units, each having between 8 to 36 lots. Unit 1 includes 36 existing lots that have been built under parcels 176-22-410-001 through 176-22-410-016 and 176-22-811-001 through 176-22-811-020. Unit 2 includes 12 existing lots that have been recorded on a final map and have completed infrastructure (roadway and utilities). Unit 2 lots includes parcels 176-22-814-001 through 176-22-814-012. These lots have been finalized as vertical construction of the home sites requires the Blue Diamond Railroad Channel to be substantially complete. Unit 3 still needs the final map to be completed which includes parcels 176-22-801-024 and 176-22-801-030. Unit 3 lots also require Blue Diamond Railroad Channel, an offsite sanitary sewer, and storm drain outlet across undeveloped property.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0649	Waiver of development standards to increase residential driveway width and design review for single-family residence	Approved by PC	January 2022
VS-0824-16	Vacation of patent easements and rights-of-way (Tenaya Way and Gomer Road)	Approved by BCC	January 2017

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0751-16	Vacation of patent easements and rights-of-way (Tenaya Way and Gomer Road)	Approved by BCC	January 2017
TM-0153-16	56 single family residential lots and common lots	Approved by BCC	January 2017
DR-0750-16	Proposed single-family residential development with increased finished grade and grading plan within Hillside Transition Area with a waiver of conditions for WS-0213-16 requiring right-of-way dedication to include 50 feet for Gomer Road and 40 to 80 feet for Tenaya Way	Approved by BCC	January 2017
WS-0213-16	Single-family residential subdivision with increased wall height, waived full off-site improvements and reduced street intersection	Approved by BCC	June 2016
TM-0042-16	56 single family residential lots	Approved by BCC	June 2016
ZC-1026-05	Reclassified properties from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

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

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 extension of time applications are not usually requested for tentative maps. The Public Works and the Mapping Team's concurrence are required before even processing a tentative map application. As a result, the applicant received permission from the Mapping Team to submit this extension of time to complete this process.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until March 24, 2027 to record 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; 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JEANETTE JEFFERY

**CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106**



Department of Comprehensive Planning Application Form

8A

ASSESSOR PARCEL #(s): 176-22-801-024, 030

PROPERTY ADDRESS/ CROSS STREETS: Gomer Road and Belcastro Street

DETAILED SUMMARY PROJECT DESCRIPTION

Please see attached Justification Letter

PROPERTY OWNER INFORMATION

NAME: LENNAR PACIFIC PROPERTIES MANAGEMENT LLC
ADDRESS: 6385 S. Rainbow Blvd, Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-736-9100 CELL: _____ EMAIL: jeanette.jeffery@lennar.com

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada LLC
ADDRESS: 6385 S. Rainbow Blvd, Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-736-9100 CELL: _____ EMAIL: jeanette.jeffery@lennar.com

CORRESPONDENT INFORMATION (must match online record)

NAME: RCI Engineering/Amy Graybill
ADDRESS: 500 S Rancho Drive, Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # _____
TELEPHONE: 7024530800 CELL: _____ EMAIL: agraybill@rcinevada.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)*

ROBERT JOHNSON
Property Owner (Print)

12/4/24
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) ET-25-400005
PC MEETING DATE _____
BCC MEETING DATE 4/2/2025
TAB/CAC LOCATION Enterprise

ACCEPTED BY NAI
DATE 11/9/2025
FEES \$100.00

DATE 3/12/2025



February 4, 2025

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

TM-25-40005

RE: Justification Letter - Tentative Map ~~TM16-0153~~ Extension of Time
Tenaya and Gomer

The following letter has been prepared in support of a request for an extension of time for the subject Project on behalf of Lennar Pacific Properties Management LLC. Tenaya and Gomer is a 56 lot subdivision that was entitled by TM16-0153. Tenaya and Gomer Unit 1 consisted of 36 lots that have been completed. Tenaya and Gomer Unit 2 consisted of 12 lots that were mapped and have completed infrastructure (roadway and utilities). These lots have not been finalized as vertical construction of the home sites requires the Blue Diamond Railroad Channel to be substantially complete. The design for this Clark County Regional Flood Control District facility is complete and bidding/construction is contingent on securing right-of-way. Substantial completion of this channel is estimated for the end of 2025.

The last 8 lots (Unit 3) do not have a recorded final map. These lots also require the Blue Diamond Railroad Channel, an offsite sanitary sewer, and storm drain outlet across undeveloped property. We have now secured a route for the offsite sanitary sewer and storm drain outlet and are moving forward with improvement plans and a final map for Tenaya and Gomer Unit 3. We are requesting an extension of time of 2 years on the tentative map to allow for the improvement plans and final map for Unit 3 to be reviewed and approved through the various agencies.

The original tentative map parcels were 176-22-801-020 and 176-22-801-006. Unit 1 includes 36 existing lots that have been built under parcels 176-22-410-001 through 176-22-410-016 and 176-22-811-001 through 176-22-811-020. Unit 2 includes 12 existing lots that have a recorded final map and the lots are parcels 176-22-814-001 through 176-22-814-012. The remaining 8 lots will comprise Tenaya and Gomer Unit 3. The extension of time is only for Units 3 which will be on parcels 176-22-801-024 and 176-22-801-030.

Your favorable consideration of this matter is greatly appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

Chris Zrinyi, PE
RCI Engineering

500 South Rancho Drive, Suite 17 - Las Vegas, NV 89106
Main 702.453.0800 www.RCINEVADA.com Fax 702.453.0801

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0151-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Florido Road (alignment), and between Montessouri Street and Rainbow Boulevard; and a portion of right-of-way being Rainbow Boulevard located between Mountains Edge Parkway and Florido Road (alignment) within Enterprise (description on file). JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:
176-27-701-007

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of the 33 foot wide patent easements located along the west and south property lines of the subject property. A request to vacate a 5 foot wide portion of right-of-way being Rainbow Boulevard. The applicant states the vacation of patent easements are necessary to develop the proposed commercial complex. The vacation of the right-of-way is necessary to accommodate the detached sidewalk along Rainbow Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0541-09	Reclassified 3.8 acres from R-E to C-1 zoning for future commercial development	Approved by BCC	October 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
East	Business Employment	IP	Convenience store with gas station & tavern

Surrounding Land Use

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

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

Related Applications

Application Number	Request
WS-25-0152	Waivers of development standards for buffering and screening, allow an attached sidewalk, and reduce departure distance in conjunction with a retail building, gas station, daycare facility, and an alternative landscape plan is a companion item on this agenda.
TM-25-500036	A tentative map for a 1 lot commercial 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 a patent easement that are not necessary for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Fire Prevention Bureau

- 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: SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC, 1210 HINSON STREET, LAS VEGAS, NV 89102



Department of Comprehensive Planning Application Form

9A

ASSESSOR PARCEL #(s): 179-27-701-007

PROPERTY ADDRESS/ CROSS STREETS: Rainbow/Mountains Edge

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation & Abandonment of right-of-way and government patent easements.

PROPERTY OWNER INFORMATION

NAME: TFC Mountains Edge LLC
ADDRESS: 6770 South 900 East, Suite 300
CITY: Midvale STATE: UT ZIP CODE: 84047
TELEPHONE: 801-278-4689 CELL 801-573-0444 EMAIL: ebsmith@terraformco.com

APPLICANT INFORMATION

NAME: TFC Mountains Edge LLC
ADDRESS: 6770 South 900 East, Suite 300
CITY: Midvale STATE: UT ZIP CODE: 84047 REF CONTACT ID # _____
TELEPHONE: 801-278-4689 CELL 801-573-0444 EMAIL: ebsmith@terraformco.com

CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.
ADDRESS: 1210 Hinson St.
CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID # 125485
TELEPHONE: 702-870-8771 CELL 702-870-8771 EMAIL: joshh@baughman-turner.com

*Correspondent will receive all project communication

(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)*

Elliott Smith, Manager

Property Owner (Print)

1/29/25

Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) VS-25-0151

ACCEPTED BY RR

PC MEETING DATE _____

DATE 2-10-25

BCC MEETING DATE 4-2-25

TAB/CAC LOCATION ENTERPRISE

DATE 3-12-25

PLANNER COPY

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

May 7, 2024

Clark County Current Planning

500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: Re: Rainbow Mt Edge Commercial - APN 176-27-701-007

To Whom It May Concern,

Please let this letter serve as a justification for the request to Vacate and Abandon 5 ft of right-of-way along Rainbow Boulevard for detached sidewalks as granted per Book 20040324, Instrument No. 00893. The request is being made to satisfy Clark County standards for new developments to provide detached sidewalks.

Additionally, please accept this letter as a justification for the request to Vacate a portion of Patent Easement as granted per Book/Instrument No. 271:219298. This request is being made to satisfy Clark County requirements for vacation of unnecessary easements.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David Turner
President

DS/jh

PLANNER COPY

VS-25-0151

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0152-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalk; and 2) reduce driveway departure distance.

DESIGN REVIEWS for the following: 1) retail building; 2) gas station; 3) daycare facility; and 4) alternative landscape plan on a portion of 3.88 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

176-27-701-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an attached sidewalk where a detached sidewalk is required along Mountains Edge Parkway per Section 30.04.08C.
2. Reduce the driveway departure distance to 166 feet from the intersection of Mountains Edge Parkway and Rainbow Boulevard where a minimum of 190 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 13% reduction).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.88
- Project Type: Retail building (convenience store), gas station, & daycare facility
- Number of Stories: 1
- Building Height (feet): 28 (convenience store)/20 (gas station/fueling canopy)/22 (daycare facility)
- Square Feet: 4,500 (convenience store)/3,013(gas station/fueling canopy)/12,000 (daycare facility)
- Parking Required/Provided: 43/43
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a 3.88 acre parcel located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard. The site is accessed via a single driveway along Mountains Edge Parkway and 2 driveways along Rainbow Boulevard. The site is being developed with 3 proposed buildings, along the north and south sides of the site. The plan depicts a gas station with a retail building (convenience store) located on the north portion of the site and a daycare facility located on the south portion of the site. The setback of the convenience store is 29 feet from the north property line and 73 feet from the west property line. The gas station/fueling canopy is setback at 34 feet from the east property line, 60 feet from the north property line, and 200 feet from the west property line adjacent to the existing single-family residential development. The daycare facility is setback at 20 feet from the west property line and 57 feet from the south property line. A playground area measuring 7,500 square feet is located immediately south of the daycare facility. The trash enclosures are proposed at 2 different locations. One enclosure is adjacent to the convenience store and is located 66 feet from the west property line. The other trash enclosure serving the daycare facility will be located on the east side of the property adjacent to the Rainbow Boulevard side of the property. The proposed development requires 43 parking spaces where 43 parking spaces are provided. The central portion of the project site will remain undeveloped at this time. The applicant is requesting to allow an attached sidewalk along Mountains Edge Parkway where a detached sidewalk is required. Furthermore, the applicant is proposing to reduce the departure distance from the intersection of Mountain's Edge Parkway and Rainbow Boulevard.

Landscaping

A 10 foot wide landscape area is located behind the proposed 5 foot wide attached sidewalk along Mountains Edge Parkway. A 10 foot wide landscape area is located behind a 5 foot wide attached sidewalk at the northeast corner of the site adjacent to the proposed bus turnout along Rainbow Boulevard. The remaining portion of the street landscape area along Rainbow Boulevard measures 15 feet in width, including a 5 foot wide detached sidewalk. Medium trees are planted 20 feet on center along the streets, necessitating an alternative landscape plan. The trees proposed within these landscape strips are medium sized trees that are planted at every 20 feet interval. A 15 foot wide landscape buffer with a double row of large, 24 inch box evergreen trees is proposed along the west and south property line, adjacent to the existing.

Elevations

The convenience store, fueling canopy, and daycare facility measure 28 feet, 20 feet, and 22 feet in height, respectively. The buildings feature a modern style architecture with flat roof and variations in roof height of 2 feet as part of the parapet. The proposed materials are mostly stucco, canopy shades above the windows and doors, and aluminum store front windows.

Floor Plans

The plans depict 3 buildings consisting of a convenience store, gas station/fueling canopy and daycare facility. The convenience store measures 4,500 square feet and the fueling canopy measuring 3,014 square feet with 12 pumps. The daycare facility measures 12,000 square feet in area.

Applicant's Justification

The applicant requests to allow for an attached sidewalk along the south side of Mountains Edge Parkway the northerly driveway is being incorporated into the existing bus turnout on Rainbow Boulevard. The portion of the east side of the property does not have attached sidewalk nor does the property to the north. Per Uniform Standard Drawing 234.4 (Bus Stop Placement Within Exclusive Right Turn Lane for Commercial Properties), the driveway return begins at the end the right turn lane prior to the taper back to existing pavement width. In this case, the right turn lane is about 75 feet; therefore, the driveway return begins there. Thus, reducing the distance from the intersection. The reduction in departure distance is requested for the driveway can be incorporated into the existing bus turnout. The waiver request will not deviate from the uniformity of the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0541-09	Reclassified 3.8 acres from R-E to C-1 zoning for a future commercial development	Approved by BCC	October 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
East	Business Employment	IP	Convenience store with gas station & tavern
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
TM-25-500036	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.
VS-25-0151	A vacation and abandonment for patent easements and right-of-way 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.

Design Reviews

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 convenience store with gas station and daycare buildings is compatible with the development in the surrounding area. The proposed development on the site is located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard which are both high traveled roadways. Currently, a similar development is located across the street on the southeast corner of Mountains Edge Parkway and Rainbow Boulevard. Site access and circulation should not negatively impact adjacent roadways or neighborhood traffic. Staff does not have an objection to the alternative landscape plan which proposed medium trees 20 feet on center along Mountains Edge Parkway and Rainbow Boulevard. Approval of the design reviews are contingent upon the approval of the waiver of development standards. However, since staff is not supporting the attached sidewalk waiver request, staff cannot support the design reviews.

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support the request to install an attached sidewalk in place of detached sidewalk along Mountains Edge Parkway. Detached sidewalks provide a safer pathway for pedestrians by increasing the distance from traffic. The site has no sidewalks along Mountains Edge Parkway; therefore, there is no reason detached sidewalks cannot be installed.

Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the Rainbow Boulevard commercial driveway. Although the departure distance does not comply with minimum standards, staff finds the location allows vehicles to safely access the site.

Staff Recommendation

Approval of waiver of development standards #2; denial of waiver of development standards #1 and the design reviews.

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:

- 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 standard development agreement is required per ZC-0541-09; a design review application is required for the future shade structures within the playground area; 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;
- 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

- 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 #0072-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL &
SCHWARTZ, MERTON L. TRS
CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC, 1210 HINSON STREET,
LAS VEGAS, NV 89102

DRAFT



Department of Comprehensive Planning Application Form

10A

ASSESSOR PARCEL #(s): 179-27-701-007

PROPERTY ADDRESS/ CROSS STREETS: Rainbow/Mountains Edge

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review, Tentative Map, & Waiver of Development Standards

PROPERTY OWNER INFORMATION

NAME: TFC Mountains Edge LLC
ADDRESS: 6770 South 900 East, Suite 300
CITY: Midvale STATE: UT ZIP CODE: 84047
TELEPHONE: 801-278-4689 CELL 801-573-0444 EMAIL: ebsmith@terraformco.com

APPLICANT INFORMATION

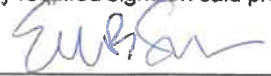
NAME: TFC Mountains Edge LLC
ADDRESS: 6770 South 900 East, Suite 300
CITY: Midvale STATE: UT ZIP CODE: 84047 REF CONTACT ID # _____
TELEPHONE: 801-278-4689 CELL 801-573-0444 EMAIL: ebsmith@terraformco.com

CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.
ADDRESS: 1210 Hinson St.
CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID # 125485
TELEPHONE: 702-870-8771 CELL 702-870-8771 EMAIL: joshh@baughman-turner.com

*Correspondent will receive all project communication

(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)*

Elliott Smith, Manager

Property Owner (Print)

1/29/25

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

APPLICATION # (s) WS-25-0152

PC MEETING DATE -

BCC MEETING DATE 4-2-25

TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY RL

DATE 2-10-25

DATE 3-12-25

PLANNER COPY

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

February 5, 2025

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

Re: Rainbow Mt Edge Commercial - APN 176-27-701-007

To Whom It May Concern,

Please let this letter serve as justification for a Design Review and Waiver of Standards for a commercial subdivision located at the southwest corner of the intersection of Mountains Edge Parkway and Rainbow Boulevard. The 3.75-acre site is further identified as APN 176-27-701-007. This application is requesting a Design Review for a proposed commercial subdivision and a playground adjacent to residential development. A Waiver of Standards to allow attached sidewalks where detached is required per 30.04.08C.5. and for a reduction in the departure distance per Uniform Standard Drawings 222.1. A Vacation and Abandonment of a portion of public right-of-way along Rainbow Blvd as granted per Book 20040324, Instrument No. 00893 and patent easements have been submitted separately. A Tentative Map is also being submitted separately.

Design Review:

Please let this letter serve as justification for a Design Review for a proposed commercial subdivision and a playground adjacent to a residential development. The site is bordered by commercial general (CG) uses to the north (vacant land) and (IP) Industrial Park to the east (partial developed commercial subdivision). There is single-family residential bordering the west (RS3.3) and south (RS2) property lines.

The proposed commercial subdivision will include a 4,500 sq ft C-store with a gas station at the north end of the site. A proposed 12,000 sq ft KinderCare day-care with 7,500 sq ft playground will be located at the south end of the site adjacent to a residential development. The proposed trash enclosures for these buildings will match the architectural design and colors accordingly. The balance of the site will be available for future commercial/retail use. There are no plans for development at this time.

The undeveloped site has an existing 8 ft block wall along the west and south property lines. There is existing curb and gutter along Mountains Edge Pkwy and a fully developed southwest quadrant of the intersection of Mountains Edge and Rainbow transitioning into a bus turn out on Rainbow Blvd. There are no other improvements along Rainbow Boulevard.

The site development will construct full offsite improvements on Rainbow Boulevard with a detached sidewalk along with the required street landscaping per 30.04.01.D7i south of an existing bus turnout; A minimum 15-foot-wide area, measured from the back of curb, consisting of 2 landscape strips, 5 feet wide on each side of 5-foot-wide sidewalk shall be provided. Development plans for Mountains Edge Pkwy include attached sidewalk and landscaping. We are requesting a waiver for the detached sidewalks.

PLANNER COPY WS-25-0152

A landscape plan has been provided which includes tree spacing, shrubs, and meets the plant materials identified in the SNRPC plant list. The landscape plan shows trees to scale and provides adequate special consideration for anticipated size and spread.

Pursuant to Section 30.40.05 of the Clark County Design Guidelines, sustainability for non-residential development, the site must achieve seven (7) sustainability points. This development has provided two (2) Sustainability points, one for an increase in the number of trees provided, and one for water efficient landscaping. The building will provide two (2) Sustainability points, one (1) for building orientation and one (1) for cool roofs. An additional three (3) Sustainability points will come from various shade structures, low-emissivity glass and daylighting strategies. See Sustainability Provision form and site plan, attached, for the sustainability items provided. This development has met the 7 Sustainability points required for non-residential developments.

Waiver of Development Standards:

In conjunction with the Site Design Review, this applicant is asking for a Waiver of Development Standards for the detached sidewalk along Mountains Edge Pkwy and where it currently exists adjacent to a bus turnout on Rainbow Blvd, and for a reduction in the departure distance. The property to the west does not have detached sidewalk nor does the property to the north so approval of this waiver will not deviate from the uniformity of the area. Additionally, once the frontage needed for the driveway is removed, there is less than 145 ft of remaining frontage to make the transition from attached sidewalk to detached sidewalk and back to attached sidewalk at the east end of the site. The detached sidewalk is not necessary for beautification or pedestrian ease. For these reasons, a waiver of the detached sidewalk is requested.

A Waiver of the driveway departure distance is being requested. Pursuant to Uniform Standard Drawing 222.1, the minimum required departure distance is 190 ft. However, in this case the northerly driveway is being incorporated into the existing bus stop. Per Uniform Standard Drawing 234.4 (Bus Stop Placement Within Exclusive Right Turn Lane for Commercial Properties), the driveway return begins at the end the right turn lane prior to the taper back to existing pavement width. In this case, the right turn lane is about 75 ft so the driveway return begins there. This puts the driveway about 166.65 ft from the intersection where 190 ft is required. The waiver for the reduction in departure distance is requested so the driveway can be incorporated into the existing bus turnout.

The proposed improvements will improve the ingress and egress for surrounding properties. The approval of this request will conform to the existing land use not having a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David Turner
President

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500036-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:

TENTATIVE MAP for a 1 lot commercial subdivision on 3.88 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

176-27-701-007

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.88
- Project Type: Commercial center
- Number of Lots: 1

Project Description

The plan depicts a 1 lot commercial subdivision on 3.88 acres. The site is accessed via a single driveway along Mountains Edge Parkway and 2 additional driveway adjacent to Rainbow Boulevard. The site is being developed with 3 proposed buildings, along the north and south sides of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0541-09	Reclassified 3.8 acres from R-E to C-1 zoning for future commercial development	Approved by BCC	October 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	IP	Convenience store with gas station & tavern
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
WS-25-0152	Waivers of development standards for buffering and screening, allow an attached sidewalk, and reduce departure distance in conjunction with a retail building, gas station, daycare facility, and an alternative landscape plan is a companion item on this agenda.
VS-25-0151	A vacation and abandonment for patent easements and right-of-way 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

This request meets the tentative map requirements and standards for approval as outlined in Title 30. The tentative map is contingent upon the approval of the companion vacation and abandonment, waiver of development standards and design review. Staff has no objection to 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;
- 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

- 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 #0072-2025 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC, 1210 HINSON STREET, LAS VEGAS, NV 89102



Department of Comprehensive Planning Application Form

11A

ASSESSOR PARCEL #(s): 179-27-701-007

PROPERTY ADDRESS/ CROSS STREETS: Rainbow/Mountains Edge

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review, Tentative Map, & Waiver of Development Standards

PROPERTY OWNER INFORMATION

NAME: TFC Mountains Edge LLC
ADDRESS: 6770 South 900 East, Suite 300
CITY: Midvale STATE: UT ZIP CODE: 84047
TELEPHONE: 801-278-4689 CELL 801-573-0444 EMAIL: ebsmith@terraformco.com

APPLICANT INFORMATION

NAME: TFC Mountains Edge LLC
ADDRESS: 6770 South 900 East, Suite 300
CITY: Midvale STATE: UT ZIP CODE: 84047 REF CONTACT ID # _____
TELEPHONE: 801-278-4689 CELL 801-573-0444 EMAIL: ebsmith@terraformco.com

CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.
ADDRESS: 1210 Hinson St.
CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID # 125485
TELEPHONE: 702-870-8771 CELL 702-870-8771 EMAIL: joshh@baughman-turner.com

*Correspondent will receive all project communication

(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.

Elliott Smith (Signature) Elliott Smith, Manager (Print) 1/29/25 (Date)
Property Owner (Signature)* Property Owner (Print) 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 checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) TM-25-500036

ACCEPTED BY RA
DATE 2-10-25

PC MEETING DATE -

BCC MEETING DATE 4-2-25

TAB/CAC LOCATION ENTERPRISE DATE 3-12-25

PLANNER COPY

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

February 10, 2025

Rich Ruggles

Clark County Current Planning
500 S Grand Central Pky
Las Vegas, NV 89155

Re: Mountain Edge Center Tentative Map

Rich,

Please let this letter serve as a notification that we would like to hold the above-mentioned item from the tentative map meeting cycle. The owners are filing a Design Review, Waiver of Standards, and Vacation & Abandonment applications in conjunction with the tentative map application and would like them to be companion items.

If you should have any questions or require more information, please do not hesitate to call me at 702-870-8771.

Sincerely,

Baughman & Turner, Inc.



Josh Harney
Project Coordinator

PLANNER COPY

TM-25-500036

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0122-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

ZONE CHANGE to reclassify 1.26 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-30-603-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: NA
- Site Acreage: 1.26
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests a zone change from RS20 to RS3.3 for a proposed 8 lot subdivision. The proximity of the subject parcel to adjacent RS3.3 zoned parcels within 500 feet is justification for the requested zone change. There are properties to the north, east, and west zoned RS3.3. In addition, the proposed zone change reflects a forward-looking approach to land use planning that addresses the evolving needs of the region, according to the applicant.

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	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

Related Applications

Application Number	Request
WS-25-0123	Waivers of development standards for landscaping, wall height, sidewalks and curb radius and a design review for a single-family residential development is a companion item on this agenda.
VS-25-0121	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500026	A tentative map for 8 single-family residential lots 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 existing single-family residential subdivisions zoned RS3.3 adjacent to the north, east, and west. In addition, the zone change request conforms to the Master Plan designation for the property, which is Mid-Intensity Suburban Neighborhood (up to 8 du/ac). 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 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.

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 #0468-2024 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

12A

ASSESSOR PARCEL #(s): 177-30-603-001

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Le Baron

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone (Zone Change), Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 1.26 gross acre, 8-lot single-family residential subdivision. Patent vacation.

PROPERTY OWNER INFORMATION

NAME: Cimarron Spring Deux LLC
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).

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[Signature]
Property Owner (Signature)*

Dariusht Imani
Property Owner (Print)

11-6-24
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) 21-25-0122

ACCEPTED BY [Signature]

IPC MEETING DATE _____

DATE 11/29/25

BCC MEETING DATE 4/2/25

FEES \$1,200

TAB/CAC LOCATION Enterprise

DATE 3/12/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-603-001

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Le Baron

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone (Zone Change), Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 1.26 gross acre, 8-lot single-family residential subdivision. patent vacation.

PROPERTY OWNER INFORMATION

NAME: A&A Revocable Living Trust

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 # _____

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[Signature]
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

11/4/24
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) 21-25-0122

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



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

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

3



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-603-001

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Le Baron

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone (Zone Change), Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 1.26 gross acre, 8-lot single-family residential subdivision. Patent Vacation

PROPERTY OWNER INFORMATION

NAME: COLIN IMANI REV LIV TR
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

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[Signature]
Property Owner (Signature)*

Dariush Imani
Property Owner (Print)

11-6-24
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) 20-25-0122

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



December 10, 2024

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

Re: Hinson & Le Baron
APR-24-101275
APN: 177-30-603-001
Justification Letter

Planner
 Copy

To whom it may concern:

Taney Engineering, on behalf of Cimarron Spring Deux LLC is respectfully submitting justification for a Rezone (Zone Change) for a proposed 8-lot single-family detached residential community.

Project Description

The subject site is 1.26 gross acres and located south of Le Baron Avenue and west of Hinson Street. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 6.3 dwelling units per acre. The lots range in size from 3,533 square feet to 5,435 square feet, with an average lot size of 4,142 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).

Rezone (Zone Change)

The justification for this amendment is rooted in the proximity of the subject parcel to surrounding properties within 500 feet. The property to the North, West and East are zoned Residential Single-Family 3.3 (RS3.3), to the South is a vacant lot zoned RS20. The proposed development will add valuable housing opportunities to this area, which already has a strong residential presence. The proposed change from RS20 to RS3.3 reflects a forward-looking approach to land use planning that addresses the evolving needs of the region.

The project site is adjacent to properties with the following zoning categories and planned land use:

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0121-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue and Jo Rae Avenue and between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-30-603-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation and abandonment of government patent easements on the subject site. Along the south and west boundaries of the site the easements to be vacated are shown to be 33 feet wide, while on the west property line along Hinson Street the portion of the easement to be vacated is 3 feet wide. Additionally, the easement to be vacated along the north property line and Le Baron Avenue is shown to be 16 feet wide. The applicant indicates the easements are no longer needed for roadways and utilities and need to be vacated to fully develop the site.

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	Mid-Intensity Suburban Neighborhood	(up to 8 du/ac)	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0122	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0123	Waivers of development standards and design review for a single-family detached residential development is a companion item on this agenda.
TM-25-500026	A tentative map for 8 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 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 30 feet for Hinson Street, between 18.5 feet to 23.5 feet for Le Baron Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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.

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

DRAFT

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Department of Comprehensive Planning Application Form

13A

ASSESSOR PARCEL #(s): 177-30-603-001

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Le Baron

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone (Zone Change), Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 1.26 gross acre, 8-lot single-family residential subdivision. Patent vacation.

PROPERTY OWNER INFORMATION

NAME: Cimarron Spring Deux LLC
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

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

[Signature]
Property Owner (Signature)*

Dariusht Imani
Property Owner (Print)

11-6-24
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) VS-25-0121

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 1/29/25

BCC MEETING DATE 4/2/25

FEES \$1,200

TAB/CAC LOCATION Enterprise

DATE 3/12/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-603-001
PROPERTY ADDRESS/ CROSS STREETS: Hinson & Le Baron

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone (Zone Change), Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 1.26 gross acre, 8-lot single-family residential subdivision. Patent Vacation

PROPERTY OWNER INFORMATION

NAME: A&A Revocable Living Trust
ADDRESS: 11452 Opal Springs Way
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-513-8135 CELL _____ EMAIL: dariushimani@gmail.com

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Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

11/4/24
Date

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APPLICATION # (s) VS-25-0121
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____ DATE _____

ACCEPTED BY _____
DATE _____
FEES _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-603-001

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Le Baron

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone (Zone Change), Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 1.26 gross acre, 8-lot single-family residential subdivision. patent vacation

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CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-513-8135 CELL _____ EMAIL: dariushimani@gmail.com

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Dariush Imani
Property Owner (Print)

11-6-24
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APPLICATION # (s) VS-25-0101
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____ DATE _____

ACCEPTED BY _____
DATE _____
FEES _____



TANEY ENGINEERING

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

December 10, 2024

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

**Re: Hinson & Le Baron
APR-24-101275
APN: 177-30-603-001
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Cimarron Spring Deux LLC; 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 west and south, a 17-foot-wide portions of patent easements along the north; and 3-foot wide portions of patent easements along the west of property boundaries of APN: 176-09-201-001.

Due to the subject parcel being developed into single family residential, 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

Planner
Copy

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0123-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) allow attached sidewalks; and 4) modify street design standards.

DESIGN REVIEW for a proposed single-family residential development on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-30-603-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping along Hinson Street where a 10 foot wide landscaping strip is required per Section 30.04.01D.
- b. Eliminate trees within the street landscaping strip along Le Baron Avenue where required per Section 30.04.01D.
2. Increase the height of retaining walls to 4 feet where 3 feet is the maximum height per Section 30.04.03C (a 33% increase).
3. a. Allow attached sidewalks along Le Baron Avenue where detached sidewalks are required per Section 30.04.08C.
- b. Allow attached sidewalks along Hinson Street where detached sidewalks are required per Section 30.04.08C.
4. Reduce the minimum back of curb radius to 15 feet on the north side of the intersection between the proposed private street and Hinson Street where 20 feet is the standard per Uniform Standard Drawing 201 and Section 30.04.08C (a 25% 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: 1.26
- Project Type: Single-family residential subdivision
- Number of Lots: 8

- Density (du/ac): 6.35
- Minimum/Maximum Lot Size (square feet): 3,533/5,435
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 1,804 (minimum)/2,385 (maximum)

Site Plans

The plans show a proposed 8 lot single-family detached residential subdivision located on the south side of Le Baron Avenue and the east side of Hinson Street. The plans show the overall site is 1.26 acres with a density of 6.35 dwelling units per acre. The lots range in size from 3,533 square feet up to 5,435 square feet. The plans show 6 of the 8 lots will front and obtain access directly from Hinson Street. The remaining 2 lots will be located behind and to the east of the 6 lots along Hinson Street. These 2 lots will be accessed through a 25 foot wide private street that will take access from Hinson Street. The plans show the private street will run east to west and extend the width of the subdivision. The private street will terminate in a stub and is approximately 120 feet long. Five foot wide attached sidewalks are provided along both Hinson Street and Le Baron Avenue. A total of 18 parking spaces are required on-site with 4 parking spaces provided through the garage and driveway for a total of 32 parking spaces. The cross sections indicate 3.2 foot to 4 foot tall retaining walls are proposed along the south and east property lines.

Landscaping

The plan depicts the only street landscaping will be along Le Baron Avenue. Landscaping along Le Baron Avenue consists of a 51 foot wide landscape strip along the street behind a 5 foot wide attached sidewalk. The plans show the landscape strip will not contain any trees due to a powerline easement, but will contain a detailed arrangement with shrubs of a variety of species, along with a 10 foot wide pedestrian pathway located approximately 10 feet north of the lots to the south. No landscaping is shown along Hinson Street.

Elevations

The elevations show 6 different models with 4 of the models with 4 possible exterior designs for the homes and 2 of the models with 5 possible exterior designs for a total of 26 possible exterior design combinations. Each exterior corresponds with either a Modern, Mediterranean, Contemporary, or Craftsman style. All models are 2 story tall and will range in height from 24.2 feet to 27.8 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 1,804 square feet up to 2,385 square feet, not including garage, porch, and optional spaces which range in size between 21 square feet and 470 square feet, spread across 2 floors. Each model has 3 to 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 2 cars.

Applicant's Justification

The applicant states they are proposing an 8 lot single-family residential subdivision with a density of 6.3 dwelling units per acre. The applicant indicates the requested landscape and sidewalk waivers allow the development to align with the existing landscape buffers and attached sidewalks of adjacent properties. The applicant also states the increased wall height allows for better control and redirection of water run-off and will help with the drainage on the subject property.

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	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0122	A zone change from RS20 to RS3.3 is a companion item on this agenda.
VS-25-0121	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500026	A tentative map for 8 single-family residential lots 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 both Le Baron Avenue and Hinson Street possible. The fronting of homes along Hinson Street is a design choice and does present certain constraints, but these constraints

do not prohibit the planting of trees on the backside of the sidewalk along Hinson Street. Staff appreciates that the applicant has provided additional walkways, shrubs, and open space along Le Baron Avenue, but the applicant has not provided a justification for not using small trees or similar such trees that are both permitted by Title 30 and under powerlines. Additionally, the applicant could place the normally required trees along Le Baron Avenue in a portion of the site outside the powerline easement, similar to the development to the east. 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 trees within their landscaping areas along Le Baron Avenue or have landscaping in the front yards of lots fronting local public streets. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts on the surrounding properties. Staff finds that the requested 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 is the result of these drainage considerations, there are 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 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 plans also have the option for 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 parking spaces provided for each lot. With that said, staff is concerned the lack of landscaping along both Le Baron Avenue and Hinson Street, as well as the increase in retaining wall height, is not thoroughly justified. Staff finds that the proposed subdivision does not support Master Plan Policies 1.3.1 and 1.3.5 and Enterprise Specific Policy EN-1.1, which all support the development of compatible developments 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 #3

Staff cannot support the request to not install detached sidewalks along Le Baron Avenue and Hinson Street. 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

Staff has no objection to the reduction of the back of curb radius (BCR) for the spandrel on the egress side of Fascia Street. The street should see a lower volume of traffic as it only serves 2 lots, helping to mitigate potential impacts from the reduction. However, since staff cannot support this application in its entirety, staff cannot support this waiver.

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 and; 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 30 feet for Hinson Street, between 18.5 feet to 23.5 feet for Le Baron Avenue, and associated spandrel.

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.

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 #0468-2024 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

14A

ASSESSOR PARCEL #(s): 177-30-603-001

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Le Baron

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone (Zone Change), Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 1.26 gross acre, 8-lot single-family residential subdivision. Patent vacation.

PROPERTY OWNER INFORMATION

NAME: Cimarron Spring Deux LLC
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.

[Signature]
Property Owner (Signature)*

Dariusht Emami
Property Owner (Print)

11-8-24
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
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APPLICATION # (s) WS-25-0123

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 11/29/25

BCC MEETING DATE 4/12/25

FEES _____

TAB/CAC LOCATION Enterprise

DATE 3/12/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-603-001

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Le Baron

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone (Zone Change), Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 1.26 gross acre, 8-lot single-family residential subdivision. Patent Vacation

PROPERTY OWNER INFORMATION

NAME: A&A Revocable Living Trust
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

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[Signature]
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

11/4/24
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY _____
DATE _____
FEES _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-603-001

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Le Baron

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone (Zone Change), Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 1.26 gross acre, 8-lot single-family residential subdivision. Patent vacation.

PROPERTY OWNER INFORMATION

NAME: COLIN IMANI REV LIV TR
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

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[Signature]
Property Owner (Signature)*

Dariush Imani
Property Owner (Print)

11-6-24
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



TANEY ENGINEERING

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

January 29, 2025

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

Re: **Hinson & Le Baron**
APR-24-101275
APN: 177-30-603-001
Justification Letter

Planner
Copy

To whom it may concern:

Taney Engineering, on behalf of Imani Dariush, is respectfully submitting justification for a Rezone (Zone Change), Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 1.26 gross acre, 8-lot single-family residential subdivision.

Proposed Single-Family Residential Subdivision

The subject site is 1.26 gross acres and located south of Le Baron Avenue and west of Hinson Street. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 6.3 dwelling units per acre. The lots range in size from 3,533 square feet to 5,435 square feet, with an average lot size of 4,142 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).

Le Baron Avenue and Hinson Street will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. Lots 1-3 and 6-8 will be accessed via a 60-foot-wide public street (Hinson Street) with 30" modified roll curb and gutter. Lots 4 and 5 will be accessed via 25-foot-wide private street with 24" L curb and gutter with depressed driveways.

A common element with attached sidewalks will be provided on Le Baron Avenue. The common element will consist of shrubs do to Nevada Energy easement.

<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)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 20 (RS20)



East (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
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 1-3 and 6-8 fronting Hinson Street. We are also requesting to waive Section 30.04.01(D)(7)(i) to allow for an alternative along Le Baron Avenue. We are proposing a 41-foot-wide landscape buffer with a walk way of 10 feet as Common Element A, located to the north. This buffer will feature shrubs because of a Nevada Energy power easement, ensuring a high-quality and aesthetically pleasing landscape design.

The requested waiver allows the development to align with the existing landscape buffers of adjacent properties, creating a visually cohesive and harmonious streetscape. This approach ensures the project integrates seamlessly into the surrounding area while maintaining a commitment to enhancing the community's overall aesthetic.

Waiver of Development Standards – Detached Sidewalks

This request seeks a waiver of Section 30.04.08(5)(ii)(a), which requires detached sidewalks along Hinson Street. Instead, the proposed development includes attached sidewalks along the frontage of the site. This design approach has been chosen to align with the overall aesthetic and layout of the surrounding neighborhoods, where attached sidewalks are a consistent feature.

The proposed attached sidewalks will provide safe and accessible pedestrian pathways while maintaining the cohesive design of the area. This adjustment will not negatively impact the walkability or safety of the development. On the contrary, it will enhance the integration of the subdivision into the existing community fabric, ensuring continuity and compatibility with neighboring properties.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 3.9-foot-high retaining wall where 3 feet is maximum allowed. The increased wall height allows for better control and redirection of water runoff. This not only helps with the drainage on the subject property but also protects neighboring properties from potential water damage. Properly managing water flow is critical in preventing issues like flooding, foundation weakening, or landscape erosion on adjacent lots.

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



		<ul style="list-style-type: none"> - 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



		<ul style="list-style-type: none">- Window Shutters Rear Elevation: <ul style="list-style-type: none">- Covered Patio- Variable Roof line- 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-25-500026-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-30-603-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.26
- Project Type: Single-family residential subdivision
- Number of Lots: 8
- Density (du/ac): 6.35
- Minimum/Maximum Lot-Size (square feet): 3,533/5,435

Project Description

The plans show a proposed 8 lot single-family detached residential subdivision located on the south side of Le Baron Avenue and the east side of Hinson Street. The plans show the overall site is 1.26 acres with a density of 6.35 dwelling units per acre. The lots range in size from 3,533 square feet up to 5,435 square feet. The plans show 6 of the 8 lots will front and obtain access directly from Hinson Street. The remaining 2 lots will be located behind and to the east of the 6 lots along Hinson Street. These 2 lots will be accessed through a 25 foot wide private street that will take access from Hinson Street. The plans show the private street will run east to west and extend the width of the subdivision. The private street will terminate in a stub and is approximately 120 feet long. Five foot wide attached sidewalks are provided along both Hinson Street and Le Baron Avenue. The cross sections indicate 3.2 foot to 4 foot tall retaining walls are proposed along the south and east property lines.

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	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0122	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0123	Waivers of development standards and design review for a single-family detached residential development is a companion item on this agenda.
VS-25-0121	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 lots are only accessible from internal private streets or external local streets. There are no double frontage lots, as common lots or other 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 attached sidewalks on the exterior of the site to be a safety hazard and not compatible with the density of the site and the surrounding area. Additionally, staff recommends denial of the accompanying design review which could result in design changes that affect the layout of the tentative map. As a result, staff cannot support the lack of detached sidewalks and the accompanying design review; and therefore, cannot support this 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 30 feet for Hinson Street, between 18.5 feet to 23.5 feet for Le Baron Avenue, and associated spandrel.

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.

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 #0468-2024 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

1



Department of Comprehensive Planning Application Form

15A

ASSESSOR PARCEL #(s): 177-30-603-001

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Le Baron

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone (Zone Change), Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 1.26 gross acre, 8-lot single-family residential subdivision. patent vacation,

PROPERTY OWNER INFORMATION

NAME: Cimarron Spring Deux LLC
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.

[Signature]
Property Owner (Signature)*

Dariusht Immani
Property Owner (Print)

11-6-24
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) TM-25-500026

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 11/29/25

BCC MEETING DATE 4/2/25

FEES \$750

TAB/CAC LOCATION Enterprise

DATE 3/12/25

2



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-603-001

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Le Baron

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone (Zone Change), Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 1.26 gross acre, 8-lot single-family residential subdivision. Patchi Vacation

PROPERTY OWNER INFORMATION

NAME: A&A Revocable Living Trust
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.

[Signature]
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

11/4/24
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 |
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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) TM-25-5000210
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY _____
DATE _____
FEES _____

DATE _____

3



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-30-603-001

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Le Baron

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone (Zone Change), Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 1.26 gross acre, 8-lot single-family residential subdivision. Patent vacation

PROPERTY OWNER INFORMATION

NAME: COLIN IMANI REV LIV TR
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.

[Signature]
Property Owner (Signature)*

Dariush Imani
Property Owner (Print)

11-6-24
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) TIM-25-500026

IPC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0146-A&A III, LLC & A & A REVOCABLE LIVING TRUST, ET AL:

ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the southwest corner of Hinson Street and Richmar Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

177-19-801-008

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed RS3.3 zoning is conforming to the current land use category of Mid-Intensity Suburban Neighborhood (MN). The adjacent and abutting properties to the west and east are zoned RS3.3, which makes the proposed zoning of RS3.3 on this site more appropriate. The requested zoning also contributes to the creation of a cohesive and harmonious urban environment.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	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
WS-25-0147	A waiver of development standards and design review that includes the adjacent parcel to the west for a single-family residential development is a companion item on this agenda.
TM-25-500033	A tentative map that includes the adjacent parcel to the west for a 20 lot single-family residential development is a companion item on this agenda.
VS-25-0145	A vacation and abandonment for 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. The request for RS3.3 zoning is compatible with the surrounding area and is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site. The adjacent and abutting properties to the west and east are already zoned RS3.3, and therefore, the proposed RS3.3 on this site will be harmonious with the existing zoning in the area. The request complies with Policy 1.4.4 which encourages in-fill 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.

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 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

- 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

- 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 #0544-2024 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

16A

ASSESSOR PARCEL #(s): 177-19-801-008

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Richmar

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, a Waiver of Development Standards, Rezone, and a Design Review for a proposed 2.54 gross acre, 20-lot single-family residential subdivision. Patent Easement Vacations.

PROPERTY OWNER INFORMATION

NAME: A & A III LLC
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.

[Signature]
Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

11-6-24
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) 20-25-0146

ACCEPTED BY RR

PC MEETING DATE _____

DATE 2-16-25

BCC MEETING DATE 4-2-25

FEES \$1200.00

TAB/CAC LOCATION ENTERPRISE

DATE 3-12-25

PLANNER COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-801-008

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Richmar

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, a Waiver of Development Standards, Rezone, and a Design Review for a proposed 2.54 gross acre, 20-lot single-family residential subdivision. Patent Easement Vacations.

PROPERTY OWNER INFORMATION

NAME: A&A Revocable Living Trust

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.

[Signature]
Property Owner (Signature)*

Hamid Meradi
Property Owner (Print)

11-6-24
Date

DEPARTMENT USE ONLY:

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OTHER _____

APPLICATION # (s) ZC-25-0146

ACCEPTED BY RL

PC MEETING DATE -

DATE 2-10-25

BCC MEETING DATE 4-2-25

FEES \$1200.00

TAB/CAC LOCATION ENTERPRISE

DATE 3-12-25

PLANNER COPY



TANEY ENGINEERING

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

January 6, 2025

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

Re: Hinson & Richmar NWC
APR-24-101277
APN: 177-19-801-007 & 177-19-801-008
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Cimarron Springs Deux LLC., is respectfully submitting justification a Zone Boundary Amendment in support of a proposed 2.54 gross acre, 20-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 2.54 gross acres and located south of Richmar Avenue and west of Hinson Street. A Tentative Map is requested to allow for the development of a 20-lot single-family residential subdivision with a density of 7.87 dwelling units per acre. The lots range in size from 3,518 square feet to 3,567 square feet, with an average lot size of 3,549 square feet. The site is currently zoned RS 3.3 (Residential Single-Family 3.3) and 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 parcel with APN: 177-19-801-008 , 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 parcel to the west and east 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.

PLANNER COPY

Page 1 | 2



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-25-0145-A & A III LLC & A& A REVOCABLE LIVING TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue and between Arville Street and Hinson Street within Enterprise (description on file). JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-801-007; 177-19-801-008

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements that are no longer required for roadway purposes.

Prior Land Use Requests (APN 177-19-801-007 only)

Application Number	Request	Action	Date
ZC-23-0429	Zone change, waivers, and design review for a single-family residential development	Approved by BCC	September 2023
VS-23-0430	Vacated and abandoned patent easements	Approved by BCC	September 2023
TM-23-500089	9 lot single-family detached residential subdivision	Approved by BCC	September 2023

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-25-0146	A zone change to reclassify APN 177-19-801-008 from an RS20 to an RS3.3 is a companion item on this agenda.
WS-25-0147	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500033	A tentative map for 20 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

- Expunge VS-23-0430;
- 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 30 feet for Richmar Avenue, 25 feet to the back of curb for Hinson Street, and associated spandrel;
- 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.

Fire Prevention Bureau

- No comment.

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

DRAFT



Department of Comprehensive Planning Application Form

17A

ASSESSOR PARCEL #(s): 177-19-801-007

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Richmar

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, a Waiver of Development Standards, Rezone, and a Design Review for a proposed 2.54 gross acre, 20-lot single-family residential subdivision. Patent Easement Vacations.

PROPERTY OWNER INFORMATION

NAME: Cimarron Spring Deux LLC

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

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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.

[Signature]
Property Owner (Signature)*

Darius h Imani
Property Owner (Print)

11-6-24
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) VS-25-0145

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PC MEETING DATE -

DATE 2-10-25

BCC MEETING DATE 4-2-25

FEES \$1200.00

TAB/CAC LOCATION ENTERPRISE

DATE 3-12-25

PLANNER COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-801-008 & 177-19-801-007

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Richmar

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, a Waiver of Development Standards, Rezone, and a Design Review for a proposed 2.54 gross acre, 20-lot single-family residential subdivision. Patent Easement Vacations.

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NAME: A&A Revocable Living Trust

ADDRESS: 11452 Opal Springs Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-513-8135

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TANEY ENGINEERING

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

January 2, 2025

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

Re: Hinson & Richmar SWC
APR-24-101277
APN: 177-19-801-007 & 177-19-801-008
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 south, east and west property boundaries and an 8-foot wide portion of patent easement located on the north property boundaries of APN: 177-19-801-007.

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

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of patent easements located along the west and south property boundaries and an 8-foot wide portion of patent easement located on the north and east property boundaries of APN: 177-19-801-008.

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

PLANNER COPY

VS-25-0145 Page 1 | 1

04/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0147-A&A III LLC & A&A REVOCABLE LIVING TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate street landscaping; and 3) allow an attached sidewalk.

DESIGN REVIEW for a single-family residential development on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-801-007; 177-19-801-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase retaining wall height to 4 feet along a portion of the west property line where 3 feet is the maximum height allowed per Section 30.04.03C (a 33.3% increase).
2. Eliminate street landscaping along Richmar Avenue where required per Section 30.04.01D.
3. Allow an attached sidewalk along Richmar 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: 2.54
- Project Type: Single-family detached residential
- Number of Lots: 20
- Density (du/ac): 7.87
- Minimum/Maximum Lot Size (square feet): 3,518/3,567
- Number of Stories: 2
- Building Height (feet): 29
- Square Feet: 1,600 (minimum)/2,601 (maximum)

Site Plans

The plans depict a proposed single-family detached residential development totaling 20 single-family lots and 4 common lots on 2.54 acres located on the south side of Richmar Avenue and the west side of Hinson Street. The density of the overall development is shown at 7.87 dwelling units per acre. The lots range in size from a minimum of 3,518 square feet to a maximum of 3,567 square feet. Lots 1 through 7 will have direct access to Richmar Avenue, a public street. Richmar Avenue is proposed to be improved with a 5 foot wide attached sidewalk and full off-site improvements. Hinson Street is proposed to be improved with a 5 foot wide detached sidewalk and full off-site improvements. Lots 8 through 20 are proposed to be accessed from a 39 foot wide private street which is accessible from Hinson Street to the east. The private street, which features a 5 foot wide sidewalk on the north side, is proposed to terminate in a hammerhead turnaround to the west. Common Element A is proposed to feature a parking area for 2 vehicles. Common Element B will include a 5 foot wide drainage easement. Common Elements C and D are intended for the street landscaping along Hinson Street. A 4 foot high retaining wall is proposed along the west boundary of the site adjacent to Common Element B.

Landscaping

The plans show street landscaping along Hinson Street consisting of two 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk. No street landscaping is shown along Richmar Avenue, which is the subject of a waiver. All trees that would otherwise be required along Richmar Avenue are proposed to be **placed within the front yards of the lots located this street**. The street landscaping **along Hinson Street** is proposed to consist of **9** large Shoestring Acacia trees. All shrubs are proposed to be 5 gallon sized and include 6 different species.

Elevations

The plans indicate 2-story detached single-family homes. There are 7 models proposed with contemporary designs and finishes. The residences range in height from 26 feet to 29 feet. The exterior of the residences consists of stucco finishes, pitched concrete tile roofs, window popouts, decorative shutters, and stone veneer on some models.

Floor Plans

The plans depict 2-story homes which include seven models with multiple floor plans ranging in size from 1,600 square feet to 2,601 square feet. The plans feature 3 and 4 bedrooms, bathrooms, a kitchen, a great room, and other features. All models feature an attached 2 car garage.

Applicant's Justification

The applicant requests an increase in the retaining wall height along a portion of the wall along the west side of the property. The increase in height, is requested by the applicant to maintain adequate drainage within a 5 foot wide easement in Common Element B. The applicant also requests a waiver to allow an attached sidewalk along Richmar Avenue. The applicant is also asking to eliminate the required landscaping along Richmar Avenue and states that the street trees are relocated to **front yards of the lots along Richmar Avenue so that they** are not impaired by the sight visibility zone.

Prior Land Use Requests (APN 177-19-801-007 only)

Application Number	Request	Action	Date
ZC-23-0429	Zone change, waivers, and design review for a single-family residential development	Approved by BCC	September 2023
VS-23-0430	Vacated and abandoned patent easements	Approved by BCC	September 2023
TM-23-500089	A 9-lot single family detached residential subdivision	Approved by BCC	September 2023

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-25-0145	A vacation and abandonment of easements is a companion item on this agenda.
ZC-25-0146	A zone change to reclassify APN 177-19-801-008 from RS20 to RS3.3 is a companion item on this agenda.
TM-25-500033	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

The applicant is requesting to allow a retaining wall to be 4 feet in height where 3 feet is allowed along the west boundary of the site adjacent to Common Element B. Tiering the retaining wall would require the relocation of the drainage easement; however, this would be possible. Another option allowed by the code would be to place a fence that is 85% open on top of the retaining wall where it exceeds 3 feet in height. Since other options are available, staff does not support this request.

Waiver of Development Standards #2

The applicant is requesting to eliminate the required landscape strip along Richmar Avenue where Lots 1 through 7 are proposed to front along this street. The applicant proposes to relocate the trees that would otherwise be planted along Richmar Avenue to the **front yards of the lots located along this street**. Staff is concerned with this proposal as **the tree locations on the lots** will not provide the equivalent shade that would otherwise occur if they were planted **in the landscape strip** along Richmar Avenue. For these reasons, staff does not 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 architectural design of the residences is consistent with existing single-family homes in the area and as well as subdivisions under development in the vicinity. The design is consistent with the requirements for having at least 2 architectural features on each façade of the structure, garage variations, and proper driveway length. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to install attached sidewalks in place of detached sidewalks along Richmar Avenue. The site has no existing off-sites improvements; therefore, there is no reason detached sidewalks cannot be installed. Additionally, 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

Approval of the design review; denial of the waivers of development standards.

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 the waivers of development standards and design reviews from ZC-23-0429.
- 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.
- 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 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 30 feet for Richmar Avenue, 25 feet to the back of curb for Hinson Street, and associated spandrel;
- 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 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

- 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 #0544-2024 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

18A

ASSESSOR PARCEL #(s): 177-19-801-008 & 177-19-801-007

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Richmar

DETAILED SUMMARY PROJECT DESCRIPTION

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NAME: A&A Revocable Living Trust
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)

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ADDRESS: 11452 Opal Springs Way
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BCC MEETING DATE 4-2-25

FEES \$1300.00

TAB/CAC LOCATION ENTER PRUSE

DATE 3-12-25

PLANNER COPY



TANEY ENGINEERING

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

February 5, 2025

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

**Re: Hinson & Richmar SWC
APR-24-101277
APN: 177-19-801-007 & 177-19-801-008
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Cimarron Spring Deux LLC., is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.54 gross acre, 20-lot single-family residential subdivision.

Proposed Single-Family Residential Subdivision

The subject site is 2.54 gross acres and located south of Richmar Avenue and west of Hinson Street. A Tentative Map is requested to allow for the development of a 20-lot single-family residential subdivision with a density of 7.87 dwelling units per acre. There will be 4 common lots. The common lot to the west of lot 15 will be used for additional parking for residents of this subdivision. Common element B will be a 5-foot drainage easement. Common lot C and D are part of the sidewalk and the landscape areas. All the common lots total to 8,622 square feet. The lots range in size from 3,518 square feet to 3,567 square feet, with an average lot size of 3,549 square feet. The site is currently zoned RS 3.3 (Residential Single-Family 3.3) for APN: 177-19-801-007 and RS 20 (Residential Single-Family 20) for APN: 177-19-801-008. It has a planned land use of MN (Mid-Intensity Suburban Neighborhood) for APN: 177-19-801-007 and APN: 177-19-801-008. A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Residential Single Family 3.3) for APN: 177-19-801-008.

Richmar Avenue and Hinson Street will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. Lots 1-7 will be facing Richmar Avenue lots 8-20 will be accessed via a 39-foot-wide private street that terminates in a hammerhead 30" modified roll curb and gutter.

A 15-foot landscape buffer, with a detached 5-foot sidewalks, will be provided along Hinson 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)
		Residential Single-Family 3.3 (RS3.3)
North (Undeveloped)	BE (Business Employment)	Residential Single-Family 20 (RS20)

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Page 1 | 5



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

Waiver of Development Standards – Detached Sidewalks

This request is to waive Section 30.04.08 (5)(ii)(a) requiring detached sidewalks along Richmar Avenue. This development is instead proposing attached sidewalks along the frontage of Richmar Avenue. This is for lots 1-7. Hinson Street will still have the detached sidewalks with the 15 feet of landscaping.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 4 -foot-high retaining wall along the entire west property boundary of lot 14, we are asking a 4- foot retaining wall for the west side where 3 is allowed. The Cross Sections is showing 3.5 feet, we are asking for 4 as a buffer. The increase in height is necessary so that the site maintains adequate drainage.

Design Review – Street Landscaping

This request seeks a modification to Section 30.04.01(D)(7)(i) to allow for no landscaping along lots 1-7 fronting Richmar Avenue. We are proposing 15-foot street landscaping on Hinson Street, located to the east of the development. We are planning to relocate as many trees on Hinson that should be planted along Richmar Avenue. This is so that the lots that are fronting Richmar Avenue will not be impaired by the sight visibility zones.

Design Review – Architecture

This request is for a design review for 7 architectural floor plans and elevations. The one to two-story detached single-family homes range from 1,600 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
Lantana (Everette)	L160	1,600	2 story	26' – 3 1/2"	2 car garage
Boxwood (Edward)	L17E	1,804	2 story	27'-3 1/2"	2 car garage
Hibiscus	L19E	1,913	2 story	26'-3 1/2"	2 car garage



(Elizabeth)					
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
Lantana (Everette)	L160	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Gabel Accent Detail - 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 - Stone Veneer <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stucco Trim
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 - Stucco Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim <p>Left Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim

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-25-500033-A & A III, LLC & A& A REVOCABLE LIVING TRUST:

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/tr/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-801-007; 177-19-801-008

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.54
- Project Type: Single-family detached residential
- Number of Lots: 20
- Density (du/ac): 7.87
- Minimum/Maximum Lot Size (square feet): 3,518/3,567

Project Description

The plans depict a proposed single-family detached residential development totaling 20 single-family lots and 4 common lots on 2.54 acres located on the south side of Richmar Avenue and the west side of Hinson Street. The density of the overall development is shown at 7.87 dwelling units per acre. The lots range in size from a minimum of 3,518 square feet to a maximum of 3,567 square feet. Lots 1 through 7 will have direct access to Richmar Avenue, a public street. Richmar Avenue is proposed to be improved with a 5 foot wide attached sidewalk and full off-site improvements. Hinson Street is proposed to be improved with a 5 foot wide detached sidewalk and full off-site improvements. Lots 8 through 20 are proposed to be accessed from a 39 foot wide private street which is accessible from Hinson Street to the east. The private street, which features a 5 foot wide sidewalk on the north side, is proposed to terminate in a hammerhead turnaround to the west. Common Element A is proposed to feature a parking area for 2 vehicles. Common Element B will include a 5 foot wide drainage easement. Common Elements C and D are intended for the street landscaping along Hinson Street. A retaining wall is proposed along the west boundary of the site adjacent to Common Element B near Lot 14.

Prior Land Use Requests (APN 177-19-801-007 only)

Application Number	Request	Action	Date
ZC-23-0429	Zone change, waivers, and design review for a single-family residential development	Approved by BCC	September 2023
VS-23-0430	Vacated and abandoned patent easements	Approved by BCC	September 2023
TM-23-500089	A 9 lot single-family detached residential subdivision	Approved by BCC	September 2023

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-25-0145	A vacation and abandonment of easements is a companion item on this agenda.
ZC-25-0146	A zone change to reclassify APN 177-19-801-008 from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0147	Waivers of development standards and design review for a single-family residential development 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 accessible from an internal private street with rows of lots on each side of the street. Lots also front along an external local street, Richmar Avenue. The lot sizes are compliant with the underlying zoning and Master Plan land use category. Staff, however, finds the use of a hammerhead cul-de-sac is not the preferred design for terminating streets and there are no constraints on the site that make a hammerhead necessary. Additionally, staff is not supporting the waivers of companion item WS-25-0147, which impacts the tentative map design. 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.

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 TM-23-500089.
- 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 30 feet for Richmar Avenue, 25 feet to the back of curb for Hinson Street, and associated spandrel;
- 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 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

- 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 #0544-2024 to obtain your POC exhibit; 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 BLVD, LAS VEGAS, NV 89147**

DRAFT



Department of Comprehensive Planning Application Form

19A

ASSESSOR PARCEL #(s): 177-19-801-008 & 177-19-801-007

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Richmar

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, a Waiver of Development Standards, Rezone, and a Design Review for a proposed 2.54 gross acre, 20-lot single-family residential subdivision. Patent Easement Vacations.

PROPERTY OWNER INFORMATION

NAME: A & A III LLC
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: darlushimani@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.

[Signature]
Property Owner (Signature)*

Hamid Meradi
Property Owner (Print)

11-6-24
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 |
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APPLICATION # (s) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAL LOCATION _____

ACCEPTED BY _____
DATE _____
FEES _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-801-008 & 177-19-801-007

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Richmar

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, a Waiver of Development Standards, Rezone, and a Design Review for a proposed 2.54 gross acre, 20-lot single-family residential subdivision. Patent Easement Vacations.

PROPERTY OWNER INFORMATION

NAME: A&A Revocable Living Trust
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

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CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
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Hamid Meradi
Property Owner (Print)

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DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-801-007

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TELEPHONE: 702-513-8135

CELL _____

EMAIL: dariushimani@gmail.com

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[Signature]
Property Owner (Signature)*

Darius H. Imani
Property Owner (Print)

11-6-24
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) _____
PC MEETING DATE _____
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TAB/CAC LOCATION _____

ACCEPTED BY _____
DATE _____
FEES _____

Richard Ruggles

From: Martin Tull
Sent: Wednesday, February 19, 2025 1:26 PM
To: Richard Ruggles
Cc: Jennifer Lipkin; Ted Lendis
Subject: TM-25-500033 Hinson Richmar

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Richard Ruggles,

The Department of Environment and Sustainability (DES), Division of Air Quality (DAQ) has reviewed the documentation associated with TM-25-500033 in support of Hinson and Richmar, a 20-lot single-family residential development located at (APNs 177-19-801-007, 177-19-801-008). This email provides DAQ's assessment of the proposed project's conformity with Clark County Air Quality Regulations (AQRs).

DAQ determines that this action should have no significant impact to ambient air quality if the project complies with air quality rules. The project is located on approximately 2.54 acres in Hydrographic Area 212 in the Las Vegas Valley which is designated by EPA as a maintenance area for the National Ambient Air Quality Standards for PM₁₀ and CO and a nonattainment area for ozone. PM₁₀ is the pollutant primarily associated with construction activities and there are several provisions of the AQRs that regulate proposed construction within the County. In particular, Section 94 of the AQRs. This rule requires a Dust Control Operating Permit (DCOP) be obtained prior to:

(i) soil disturbing or construction activities impacting 0.25 acres or greater in overall area, (ii) mechanized trenching of 100 feet or more in length, or (iii) mechanical demolition of any structure 1,000 square feet or greater in area.

Construction activities include, but are not limited to, the following practices: (i) land clearing, (ii) soil and rock excavation or removal, (iii) soil or rock hauling, (iv) soil or rock crushing or screening, (v) initial landscaping, (vi) establishing and/or using staging areas, parking areas, material storage areas, or access routes to or from a construction site.

A construction project of ten (10) acres or greater, trenching activities of one mile or greater, or structure demolition using implosive or explosive blasting techniques must include a detailed supplement to the DCOP Dust Mitigation Plan. The supplement must be in the form of a written report and must, at minimum, provide a project description, the area and schedule of the phases of land disturbance, and the control measures and the contingency measures to be used for all construction activities.

Any construction project of fifty (50) acres or more of actively disturbed soil must have in place an individual designated as the Dust Control Monitor to ensure that dust control measures are implemented, pursuant to the provisions of AQR 94.8.

In addition, Section 12.1 through 12.5, and 12.11 of the AQRs require the issuance of a stationary source permit for any applicable source located in Clark County that has a potential to emit a regulated pollutant that is equal to or greater than the thresholds listed in those sections. Various mechanical equipment (e.g., backup generators, boilers, cooling towers) and processes (e.g., gasoline dispensing, aggregate loading, surface coating) may constitute "emissions units" and trigger air quality stationary source permitting in accordance with the aforementioned AQRs. Therefore, stationary source permits should be obtained before commencing construction (i.e., putting into place, or otherwise implementing operation) of any emissions unit.

PLANNER COPY
TM-25-500033

Richard Ruggles

From: Martin Tull
Sent: Wednesday, February 19, 2025 1:26 PM
To: Richard Ruggles
Cc: Jennifer Lipkin; Ted Lendis
Subject: TM-25-500033 Hinson Richmar

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Richard Ruggles,

The Department of Environment and Sustainability (DES), Division of Air Quality (DAQ) has reviewed the documentation associated with TM-25-500033 in support of Hinson and Richmar, a 20-lot single-family residential development located at (APNs 177-19-801-007, 177-19-801-008). This email provides DAQ's assessment of the proposed project's conformity with Clark County Air Quality Regulations (AQRs).

DAQ determines that this action should have no significant impact to ambient air quality if the project complies with air quality rules. The project is located on approximately 2.54 acres in Hydrographic Area 212 in the Las Vegas Valley which is designated by EPA as a maintenance area for the National Ambient Air Quality Standards for PM₁₀ and CO and a nonattainment area for ozone. PM₁₀ is the pollutant primarily associated with construction activities and there are several provisions of the AQRs that regulate proposed construction within the County. In particular, Section 94 of the AQRs. This rule requires a Dust Control Operating Permit (DCOP) be obtained prior to:

(i) soil disturbing or construction activities impacting 0.25 acres or greater in overall area, (ii) mechanized trenching of 100 feet or more in length, or (iii) mechanical demolition of any structure 1,000 square feet or greater in area.

Construction activities include, but are not limited to, the following practices: (i) land clearing, (ii) soil and rock excavation or removal, (iii) soil or rock hauling, (iv) soil or rock crushing or screening, (v) initial landscaping, (vi) establishing and/or using staging areas, parking areas, material storage areas, or access routes to or from a construction site.

A construction project of ten (10) acres or greater, trenching activities of one mile or greater, or structure demolition using implosive or explosive blasting techniques must include a detailed supplement to the DCOP Dust Mitigation Plan. The supplement must be in the form of a written report and must, at minimum, provide a project description, the area and schedule of the phases of land disturbance, and the control measures and the contingency measures to be used for all construction activities.

Any construction project of fifty (50) acres or more of actively disturbed soil must have in place an individual designated as the Dust Control Monitor to ensure that dust control measures are implemented, pursuant to the provisions of AQR 94.8.

In addition, Section 12.1 through 12.5, and 12.11 of the AQRs require the issuance of a stationary source permit for any applicable source located in Clark County that has a potential to emit a regulated pollutant that is equal to or greater than the thresholds listed in those sections. Various mechanical equipment (e.g., backup generators, boilers, cooling towers) and processes (e.g., gasoline dispensing, aggregate loading, surface coating) may constitute "emissions units" and trigger air quality stationary source permitting in accordance with the aforementioned AQRs. Therefore, stationary source permits should be obtained before commencing construction (i.e., putting into place, or otherwise implementing operation) of any emissions unit.

PLANNER COPY
TM-25-500033

For more detailed information, select the link below to review:

- Section 92 (Fugitive Dust Control Requirements for Unpaved Parking Lots and Storage Areas)
- Section 94 (Permitting and Dust Control for Construction and Temporary Commercial Activities and Fugitive Dust Control at Stationary Sources)
- Section 12.1 (Permit Requirements for Minor Source)
- Section 12.2 (Permit Requirements for Major Sources in Attainment Areas (Prevention of Significant Deterioration))
- Section 12.3 (Permit Requirements for Major Sources in Nonattainment Areas)
- Section 12.4 (Authority to Construct Application and Permit Requirements for Part 70 Sources)
- Section 12.5 (Part 70 Operating Permit Requirements)
- Section 12.11 (General Permits for Minor Stationary Sources)

https://www.clarkcountynv.gov/government/departments/environment_and_sustainability/division_of_air_quality/rules_regulations/current_aq_rules.php

If you have any questions or need further assistance determining whether an air quality permit is required, please contact a Small Business Assistance Program (SBAP) specialist at AQSBAP@ClarkCountyNV.gov or (702) 455- 1660.

Regards,

Martin Tull

Senior Air Quality Specialist
Small Business Assistance

702-673-2255 - Mobile

702-455-1624 – Direct Line

702-455-5942 – Main Office

702-383-9994 - Fax

Air Quality Email: AQSBAP@ClarkCountyNV.gov

Web Link: ClarkCounty.NV.clarkcountynv.gov



small business
assistance
PROGRAM

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0148-7-ELEVEN, INC.:

ZONE CHANGE to reclassify 0.61 acres from a CR (Commercial Resort) Zone to a CG (Commercial General) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Windmill Lane within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-09-401-018

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8080 Las Vegas Boulevard South
- Site Acreage: 0.61
- Existing Land Use: Convenience store/gas station

Applicant's Justification

The applicant states the request for CG zoning will form a commercial node at the intersection of Las Vegas Boulevard South and Windmill Lane with the adjacent CG zoned properties to the north and east. The CG zoning will not impact other properties in the area since the surrounding area is planned for Entertainment Mixed-Use (EM).

Prior Land Use Requests

Application Number	Request	Action	Date
UC-146-86	Convenience store with gasoline sales	Approved by PC	June 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Entertainment Mixed-Use	CG	Undeveloped
South	Entertainment Mixed-Use	CR	Shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Entertainment Mixed-Use	CR	Undeveloped

Related Applications

Application Number	Request
WS-25-0149	A waiver of development standards and design review that includes the adjacent parcels to the north and east for the expansion of a convenience store and gasoline station is a companion item on this agenda.
VS-25-0150	A vacation and abandonment to vacate portions of right-of-way, patent easements, and driveway 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. The request for CG zoning is compatible with the surrounding area and is conforming to the Entertainment Mixed-Use (EM) land use category on the site. The adjacent properties to the north and east are owned by the same property owner and are already zoned CG. The request for CG zoning will allow for 1 overall site with uniform zoning at the intersection of 2 arterial streets (Las Vegas Boulevard South and Windmill Lane). Additionally, the existing and proposed use of the property as a convenience store and gas station meets the purpose of the CG zone, which states in Title 30 is "to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development". The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for CG zoning is appropriate for this location.

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:**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 #0076-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 7-ELEVEN, INC.

CONTACT: THE DIMENSION GROUP, 5600 S. QUEBEC STREET, SUITE 205B,
GREENWOOD VILLAGE, CO 80111

DRAFT

2C-25-0148



Department of Comprehensive Planning Application Form

20A

ASSESSOR PARCEL #(s): 177-09-401-013, 014, 018, 019

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd. and Windmill

DETAILED SUMMARY PROJECT DESCRIPTION

This project will involve the demolition of existing structures on-site, followed by a complete rebuild. The new 7-Eleven will feature both a convenience store and two types of fueling options—commercial fueling for larger vehicles and standard fueling for regular automobiles.

Project Scope: Raze any existing structures, clear debris, and level the site. Prepare the site for new construction, ensuring proper utilities and foundation support.

Convenience Store Construction: Build a modern 7-Eleven store with the latest design standards, incorporating efficient layouts and enhanced customer amenities. | Include a selection of fresh food options, beverages, and assembly items.

Fueling: Standard Fueling Area: Install multiple pumps for standard vehicles, with accessible points for ease of use. | Commercial Fueling Area: Design & install a separate fueling station for commercial vehicles, ensuring adequate space & pump flow for larger vehicles.

Safety, Accessibility, & Compliance: Incorporate ADA compliant features across the store & fueling areas. | Install appropriate lighting, signage, and safety measures around the site. | Ensure compliance with local zoning, environmental, and safety regulations.

Landscaping and Aesthetic Enhancements: Add landscaping elements along the perimeter to improve curb appeal. | Design with Las Vegas aesthetics and climate in mind, possibly using drought-resistant plants.

PROPERTY OWNER INFORMATION

NAME: Windmill Capital Management, LLC
ADDRESS: 3755 Breakthrough Way, #250
CITY: Las Vegas STATE: Nevada ZIP CODE: 89135
TELEPHONE: 702.304.8383 CELL: _____ EMAIL: jkennedy@jakrec.com

APPLICANT INFORMATION (must match online record)

NAME: 7-Eleven, Inc.
ADDRESS: 3200 Hackberry Lane
CITY: Irving STATE: TX ZIP CODE: 75063 REF CONTACT ID # _____
TELEPHONE: 801-699-5750 CELL: _____ EMAIL: Christie.Hutchings@7-11.com

CORRESPONDENT INFORMATION (must match online record)

NAME: The Dimension Group, I
ADDRESS: 5600 South Quebec, 205B
CITY: Greenwood Village STATE: CO ZIP CODE: 80111 REF CONTACT ID # _____
TELEPHONE: 214.957.2792 CELL: _____ EMAIL: kprescott@dimensiongroup.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.

Joseph A. Kennedy
Property Owner (Signature)*

Joseph A. Kennedy, manager
Property Owner (Print)
Windmill Capital Management, LLC

11/11/2024
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) 2C-25-0148
PC MEETING DATE _____
BCC MEETING DATE 4-2-25
TAB/CAC LOCATION Enterprise

ACCEPTED BY MH
DATE 2-10-25
FEES 11,200

DATE 3-12-25

D G Consultants

July 31, 2024

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

RE: REVISED - Zone Boundary Amendment (APN: 177-09-401-018)

On behalf of 7-Eleven, Inc., we are requesting a zone boundary amendment (zone change) to Commercial General (CG) zone for the redevelopment and expansion of a convenience store (retail) and gasoline station. The Commercial General (CG) District is established to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. The subject parcel is 0.6 acres, and part of a larger development site, zoned Commercial Resort (CR), and located on the north side of Windmill Lane and the east side of Las Vegas Boulevard South.

The proposed uses are either permitted by right or conditional in a CG zoning district. Based on the attached site plan with corresponding setbacks, detached sidewalks, screening and buffering, and access points, the proposed use is entirely consistent with the intent of the CG zoning district with no impacts on adjacent or contiguous properties. The project complies with several Goals and Policies contained within the Clark County Master Plan.

Zone Boundary Amendment

The request for CG is for the redevelopment and expansion of a convenience store (retail) and gasoline station. The proposed use is less intense than most of the full range of uses allowed in CG and the uses allowed in the current zoning district of Commercial Resort (CR).

The context of the site's location justifies this request. The site is immediately adjacent to Las Vegas Boulevard South and Windmill Lane with corresponding traffic generation. The properties to the south and west are also planned for Entertainment Mixed-Use (EM) which allow for CG zoning. Finally, CG zoning at this location will provide for functional commercial nodal development when taken with the other planned Entertainment Mixed-Use. Therefore, the request is entirely consistent and compatible with the immediate area.

The request is entirely consistent with key considerations for EM such as multimodal connectivity, compatibility with existing neighborhoods, building design, and site design. The request is also compliant and consistent with multiple goals and policies contained within the Clark County Master Plan. Goal EN-4 which furthers improving multimodal connectivity in Enterprise in conjunction with future growth. The request is compliant and furthers Policy EN-6.5 which promotes the efficient use of public services and facilities while minimizing costs of service extension and maintenance paid by the service provider and the County by encouraging contiguous development where possible. Policy EN-6.6 which encourages development in areas already served by the County and service providers to the maximum extent feasible.

Therefore, the proposed use and site location achieve the following: a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; b) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other

D G Consultants

matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,

Dionni 

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0150-7-ELEVEN, INC:

VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Santoli Avenue, and between Las Vegas Boulevard South and Giles Street, a portion of right-of-way being Giles Street located between Windmill Lane and Santoli Avenue, and a portion of right-of-way being Windmill Lane located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-09-401-013; 177-09-401-014; 177-09-401-018 through 177-09-401-019

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements located within the subject parcels, as well as the vacation of driveway easements located along the south and east sides of the site. The plans also depict the vacation and abandonment of 5 foot wide portions of the Windmill Lane and Giles Street rights-of-way. The applicant states the vacation of the patent and driveway easements is necessary to redevelop the site, and the vacation of the rights-of-way is necessary to accommodate detached sidewalks.

Prior Land Use Requests APN 177-09-401-013

Application Number	Request	Action	Date
ZC-0491-06 (ET-0070-09)	First extension of time for a zone change from C-2 to H-1, use permits for resort condominiums and increased building height, waiver for height setback ratio, and design review for a resort condominium - expired	Approved by BCC	April 2009
ZC-0491-06	Zone change from C-2 to H-1, use permits for resort condominiums and increased building height, waiver for height setback ratio, and design review for a resort condominium - expired	Approved by BCC	May 2006
DR-0109-00 (ET-0061-02)	Second extension of time for a design review for a fast-food restaurant - expired	Approved by PC	April 2002

Prior Land Use Requests APN 177-09-401-013

Application Number	Request	Action	Date
DR-0109-00 (ET-0051-01)	First extension of time for a design review for a fast-food restaurant - expired	Approved by PC	April 2001
DR-0109-00	Design review for a fast-food restaurant - expired	Approved by PC	March 2000
VC-0914-92 (ET-0483-99)	Fourth extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	February 2000
VC-0914-92 (ET-0289-97)	Third extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	January 1998
VC-0914-92 (ET-0226-95)	Second extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	February 1996
VC-0914-92 (ET-0114-93)	First extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	February 1994
VC-0914-92	Variance to reduce the front setback for a shopping center - expired	Approved by PC	January 1993
ZC-0179-92	Zone change from H-1 to C-2 for a shopping center	Approved by BCC	November 1992

Prior Land Use Requests APNs 177-09-401-014 & 177-09-401-019

Application Number	Request	Action	Date
ZC-0491-06 (ET-0070-09)	First extension of time for a zone change from C-2 to H-1, use permits for resort condominiums and increased building height, waiver for height setback ratio, and design review for a resort condominium - expired	Approved by BCC	April 2009
ZC-0491-06	Zone change from C-2 to H-1, use permits for resort condominiums and increased building height, waiver for height setback ratio, and design review for a resort condominium - expired	Approved by BCC	May 2006
DR-1428-04 (WC-0363-04)	Waiver of conditions of a design review requiring cross parking and access ingress/egress agreement for a retail center	Approved by PC	December 2004
TM-0476-04	Commercial subdivision - expired	Approved by PC	October 2004
VS-1488-04	Vacated and abandoned easements	Approved by PC	October 2004
DR-1428-04	Design review for a retail center - expired	Approved by PC	October 2004

Prior Land Use Requests APNs 177-09-401-014 & 177-09-401-019

Application Number	Request	Action	Date
VC-0914-92 (ET-0483-99)	Fourth extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	February 2000
VC-0914-92 (ET-0289-97)	Third extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	January 1998
UC-0373-97	110 unit extended stay hotel and a variance to permit kitchens within guest rooms	Denied by BCC	May 1997
VC-0914-92 (ET-0226-95)	Second extension of time for a variance to reduce the front setback for a shopping center -expired	Approved by PC	February 1996
VC-0914-92 (ET-0114-93)	First extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	February 1994
VC-0914-92	Variance to reduce the front setback for a shopping center - expired	Approved by PC	January 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Telephone communication facility
South	Entertainment Mixed-Use	CR	Shopping center
East	Corridor Mixed-Use	CR	Undeveloped
West	Entertainment Mixed-Use	CR	Undeveloped

Related Applications

Application Number	Request
ZC-25-0148	A zone change from CR to CG is a companion item on this agenda.
WS-25-0149	A waiver of development standards and design review that includes the adjacent parcels to the north and east for the expansion of a convenience store and gasoline station is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised 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

- 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 Duck Creek/Blue Diamond improvement project;
- 90 days to record said separate document for the Duck Creek/Blue Diamond improvement project;
- 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.

Fire Prevention Bureau

- 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: ACTIVE COMMERCIAL, LLC

CONTACT: DG CONSULTANTS, 9500 HILLWOOD DRIVE, SUITE 201, LAS VEGAS, NV 89134

VS-25-0180



Department of Comprehensive Planning Application Form

21A

ASSESSOR PARCEL #(s): 177-09-401-013, 014, 018, 019

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd. and Windmill

DETAILED SUMMARY PROJECT DESCRIPTION

This project will involve the demolition of existing structures on-site, followed by a complete rebuild. The new 7-Eleven will feature both a convenience store and two types of fueling options—commercial fueling for larger vehicles and standard fueling for regular automobiles.
Project Scope: Place any existing structures, clear debris, and level the site. Prepare the site for new construction, ensuring proper utilities and foundational support.
Convenience Store Construction: Build a modern 7-Eleven store with the latest design standards, incorporating efficient layouts and enhanced customer amenities. | Include a selection of fresh food options, beverages, and specialty items.
Fueling: Standard Fueling Area: Install multiple pumps for standard vehicles with accessible points for ease of use. | Commercial Fueling Area: Design & install a separate fueling station for commercial vehicles, ensuring adequate space & pump flow for larger vehicles.
Safety, Accessibility, & Compliance: Incorporate ADA-compliant features across the store & fueling areas. | Install appropriate lighting, signage, and safety measures around the site. | Ensure compliance with local zoning, environmental, and safety regulations.
Landscaping and Aesthetics Enhancements: Add landscaping elements along the perimeter to improve curb appeal. | Design with Las Vegas aesthetics and climate in mind, possibly using drought-resistant plants.

PROPERTY OWNER INFORMATION

NAME: Windmill Capital Management, LLC
ADDRESS: 3755 Breakthrough Way, #250
CITY: Las Vegas STATE: Nevada ZIP CODE: 89135
TELEPHONE: 702.304.8383 CELL: _____ EMAIL: jkennedy@jakrec.com

APPLICANT INFORMATION (must match online record)

NAME: 7-Eleven, Inc.
ADDRESS: 3200 Hackberry Lane
CITY: Irving STATE: TX ZIP CODE: 75063 REF CONTACT ID # _____
TELEPHONE: 801-699-5750 CELL: _____ EMAIL: Christie.Hutchings@7-11.com

CORRESPONDENT INFORMATION (must match online record)

NAME: The Dimension Group, I
ADDRESS: 5600 South Quebec, 205B
CITY: Greenwood Village STATE: CO ZIP CODE: 80111 REF CONTACT ID # _____
TELEPHONE: 214.957.2792 CELL: _____ EMAIL: kprescott@dimensiongroup.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.

[Signature]
Property Owner (Signature)*

Joseph A. Kennedy, manager
Property Owner (Print)
Windmill Capital Management, LLC

11/11/2024
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-25-0180
PC MEETING DATE _____
BCC MEETING DATE 4-2-25
TAB/CAC LOCATION Enterprise

ACCEPTED BY MH
DATE 2-10-25
FEES \$1,200

DATE 3-12-25



Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89155-1799

RE: Justification Letter Vacation of Patient Easements & Right-Of-Way & Driveway Easements on APN #'s 177-09-401-013, 014, 018 and 019.

Dear Clark County Planner,

Please accept this application for a Right-of-Way Vacation, and a Vacation of Patient Easement in support of the 7-Eleven re-development project. Attached in the submittal is the vacation map with all of the details for each of the items along with the legals and exhibits for each individual vacation

The Right-of Way located on Windmill and Giles to comply with the detached sidewalks as a part of this project. Per the comments – OR 151:1472121 is now included in the docs, but we don't see that anything needs to be vacated.

The Patent Easement Vacation on interior portions of the subject project that have never been vacated as required to re-develop the site

The Driveway Easements for existing driveways on Windmill and Giles which are required to be demolished and re-constructed with the re-development project. New easements will be required once the permits have been submitted for thru the normal development process.

If you have any questions, or require any additional information, please do not hesitate to contact me at 702-521-3355.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Rietz', is written over the word 'Sincerely,'.

Eric Rietz P.E., P.L.S.
President

Rietz Consulting Inc., 3203 E. Warm Springs Road #400, Las Vegas, NV 89120

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0149-7-ELEVEN, INC:

WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance.

DESIGN REVIEW for a commercial development consisting of a retail building and gas stations on 3.5 acres in a CG (Commercial General) Zone.

Generally located on the north side of Windmill Lane and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-09-401-013; 177-09-401-014; 177-09-401-018 through 177-09-401-019

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the departure distance along Windmill Lane to 95 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).
- b. Reduce the departure distance along Las Vegas Boulevard South to 146 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 23% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8080 Las Vegas Boulevard South
- Site Acreage: 3.5
- Project Type: Retail building and gas stations
- Number of Stories: 1
- Building Height (feet): 25 (retail building)/20 (commercial vehicle fuel canopy)/18 (automobile fuel canopy)
- Square Feet: 4,829 (retail building)
- Parking Required/Provided: 19/22
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed commercial development consisting of a retail building and 2 gas stations located on the northeast corner of Windmill Lane and Las Vegas Boulevard South. There is an existing gas station and retail store located on APN 177-09-401-018, which will be

completely demolished to allow for full redevelopment of the site. The site is accessed via two-way commercial driveways along Giles Street to the east, Windmill Lane to the south, and Las Vegas Boulevard South to the west. The 4,829 square foot retail building is centrally located on the site, set back 78 feet from the north property line, 112 feet from the south property line, and 161 feet from the west property line. A fuel canopy for automobiles is located to the west of the retail building, with an additional fuel canopy in the northeast portion of the site for commercial vehicles. There are 22 parking spaces located on the north, south, and west sides of the retail building, where 19 parking spaces are required. Pedestrian walkways are provided between the parking areas and retail building, and from the detached sidewalks along Las Vegas Boulevard South and Windmill Lane to the retail building. An existing 6 foot high block wall is depicted along the north property line. An air pump and trash and recycling enclosure are located to the east of the retail building. Proposed fuel tanks and vents are located in the southeast and southwest corners of the site, with proposed transformers located in the northwest corner of the site and also northeast side of the retail building. The proposed departure distance from the Giles Street and Windmill Lane intersection is 95 feet where 190 feet is required, and the proposed departure distance from the Windmill Lane and Las Vegas Boulevard South intersection is 146 feet where 190 feet is required, both of which require a waiver of development standards for reduced departure distance.

Landscaping

The plans depict 5 foot wide detached sidewalks with street landscaping along Giles Street, Windmill Lane, and Las Vegas Boulevard South consisting of shrubs and large trees spaced 30 feet apart. Parking area landscaping is provided with landscape finger islands featuring shrubs and medium trees. Additional landscape areas featuring shrubs and trees are provided along the north property line, along the east side of the retail building, and south of the commercial vehicle fuel canopy on the eastern portion of the site.

Elevations

The plans depict a 25 foot high retail store with a flat, variable roofline. The building materials include dryvit, fiber cement, corrugated metal panels, aluminum canopies and storefront windows. The colors include black, white, silver, and brown. The east and west elevations feature doors and storefront windows. All 4 sides of the building feature architectural articulations consistent with Title 30 standards. The automobile and commercial vehicle fuel canopies are 18 feet and 20 feet high, respectively, both featuring a flat roof with aluminum composite material and black support columns.

Floor Plans

The plans depict a retail building with a retail area, seating area, beer cave, storage rooms, restrooms, an office, kitchen, and a checkout area.

Applicant's Justification

The applicant states the site currently has 1 existing driveway along Las Vegas Boulevard South and 3 driveways along Windmill Lane. The proposed driveway along Las Vegas Boulevard South has been widened and moved further north from the Windmill Lane intersection to minimize potential traffic conflicts. Along Windmill Lane, the applicant proposed the elimination of an existing driveway and the reconstruction of 2 other driveways to comply with

commercial driveway design standards. The width of the overall site prevents compliance with the 190 foot departure distance requirement. Additionally, no full turn movements are permitted from the proposed driveways, which will also minimize potential vehicular conflicts.

Prior Land Use Requests APN 177-09-401-013

Application Number	Request	Action	Date
ZC-0491-06 (ET-0070-09)	First extension of time for a zone change from C-2 to H-1, use permits for resort condominiums and increased building height, waiver for height setback ratio, and design review for a resort condominium - expired	Approved by BCC	April 2009
ZC-0491-06	Zone change from C-2 to H-1, use permits for resort condominiums and increased building height, waiver for height setback ratio, and design review for a resort condominium - expired	Approved by BCC	May 2006
DR-0109-00 (ET-0061-02)	Second extension of time for a design review for a fast-food restaurant - expired	Approved by PC	April 2002
DR-0109-00 (ET-0051-01)	First extension of time for a design review for a fast-food restaurant - expired	Approved by PC	April 2001
DR-0109-00	Design review for a fast-food restaurant - expired	Approved by PC	March 2000
VC-0914-92 (ET-0483-99)	Fourth extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	February 2000
VC-0914-92 (ET-0289-97)	Third extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	January 1998
VC-0914-92 (ET-0226-95)	Second extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	February 1996
VC-0914-92 (ET-0114-93)	First extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	February 1994
VC-0914-92	Variance to reduce the front setback for a shopping center - expired	Approved by PC	January 1993
ZC-0179-92	Zone change from H-1 to C-2 for a shopping center	Approved by BCC	November 1992

Prior Land Use Requests APNs 177-09-401-014 & 177-09-401-019

Application Number	Request	Action	Date
ZC-0491-06 (ET-0070-09)	First extension of time for a zone change from C-2 to H-1, use permits for resort condominiums and increased building height, waiver for height setback ratio, and design review for a resort condominium - expired	Approved by BCC	April 2009

Prior Land Use Requests APNs 177-09-401-014 & 177-09-401-019

Application Number	Request	Action	Date
ZC-0491-06	Zone change from C-2 to H-1, use permits for resort condominiums and increased building height, waiver for height setback ratio, and design review for a resort condominium - expired	Approved by BCC	May 2006
DR-1428-04 (WC-0363-04)	Waiver of conditions of a design review requiring cross parking and access ingress/egress agreement for a retail center	Approved by PC	December 2004
TM-0476-04	Commercial subdivision - expired	Approved by PC	October 2004
VS-1488-04	Vacated and abandoned easements	Approved by PC	October 2004
DR-1428-04	Design review for a retail center - expired	Approved by PC	October 2004
VC-0914-92 (ET-0483-99)	Fourth extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	February 2000
VC-0914-92 (ET-0289-97)	Third extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	January 1998
UC-0373-97	110 unit extended stay hotel and a variance to permit kitchens within guest rooms	Denied by BCC	May 1997
VC-0914-92 (ET-0226-95)	Second extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	February 1996
VC-0914-92 (ET-0114-93)	First extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	February 1994
VC-0914-92	Variance to reduce the front setback for a shopping center - expired	Approved by PC	January 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Telephone communication facility
South	Entertainment Mixed-Use	CR	Shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Corridor Mixed-Use	CR	Undeveloped
West	Entertainment Mixed-Use	CR	Undeveloped

Related Applications

Application Number	Request
ZC-25-0148	A zone change from CR to CG is a companion item on this agenda.
VS-25-0150	A vacation and abandonment to vacate portions of right-of-way, patent easements, and driveway 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

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.

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 that the proposed development is suitable for this site and compatible with existing development in the surrounding area. Title 30 requirements for site and building design, landscaping, and parking are all met, and the architectural design of the retail building features articulations on all sides which enhance the appearance of the building. The internal configuration of the fuel canopies, parking areas, and drive aisles will allow for safe vehicular circulation and pedestrian activity. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #1a

Staff has no objection to the reduction in the departure distance for the Windmill Lane commercial driveway. Although the departure distance does not comply with minimum standards, staff finds the location allows vehicles to safely access the site.

Waiver of Development Standards #1b

Staff has no objection to the reduction in the departure distance for the Las Vegas Boulevard South commercial driveway. The applicant placed the driveway as far north as the site will allow.

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 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;
- Reconstruct any unused driveways with full off-site improvements;
- 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 Duck Creek/Blue Diamond improvement project;
- 90 days to record said separate document for the Duck Creek/Blue Diamond improvement project;
- 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;
- Applicant to coordinate with Public Works for the construction of a worm island median on Windmill Lane.

- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- 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 #0076-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACTIVE COMMERCIAL, LLC

CONTACT: DG CONSULTANTS, 9500 HILLWOOD DRIVE, SUITE 201, LAS VEGAS, NV 89134

WS-25-0149



Department of Comprehensive Planning Application Form

22A

ASSESSOR PARCEL #(s): 177-09-401-013, 014, 018, 019

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd. and Windmill

DETAILED SUMMARY PROJECT DESCRIPTION

This project will involve the demolition of existing structures on-site, followed by a complete rebuild. The new 7-Eleven will feature both a convenience store and two types of fueling options—commercial fueling for larger vehicles and standard fueling for regular automobiles.

Permit Scope: Raze any existing structures, clear debris, and level the site. Prepare the site for new construction, ensuring proper utilities and foundational support.

Convenience Store Construction: Build a modern 7-Eleven store with the latest design standards, incorporating efficient layouts and enhanced customer amenities. Include a selection of fresh food options, beverages, and convenience items.

Fueling: Standard Fueling Area: Install multiple pumps for standard vehicles with accessible points for ease of use. Commercial Fueling Area: Design & install a separate fueling station for commercial vehicles, ensuring adequate space & pump flow for larger vehicles.

Safety, Accessibility, & Compliance: Incorporate ADA-compliant features across the store & fueling areas. Install appropriate lighting, signage, and safety measures around the site. Ensure compliance with local zoning, environmental, and safety regulations.

Landscaping and Aesthetic Enhancements: Add landscaping elements along the perimeters to improve curb appeal. Design with Las Vegas aesthetics and climate in mind, possibly using drought-resistant plants.

PROPERTY OWNER INFORMATION

NAME: Windmill Capital Management, LLC
ADDRESS: 3755 Breakthrough Way, #250
CITY: Las Vegas STATE: Nevada ZIP CODE: 89135
TELEPHONE: 702.304.8383 CELL: _____ EMAIL: jkennedy@jakrec.com

APPLICANT INFORMATION (must match online record)

NAME: 7-Eleven, Inc.
ADDRESS: 3200 Hackberry Lane
CITY: Irving STATE: TX ZIP CODE: 75063 REF CONTACT ID # _____
TELEPHONE: 801-699-5750 CELL: _____ EMAIL: Christie.Hutchings@7-11.com

CORRESPONDENT INFORMATION (must match online record)

NAME: The Dimension Group, I
ADDRESS: 5600 South Quebec, 205B
CITY: Greenwood Village STATE: CO ZIP CODE: 80111 REF CONTACT ID # _____
TELEPHONE: 214.957.2792 CELL: _____ EMAIL: kprescott@dimensiongroup.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.

Jay St...
Property Owner (Signature)*

Joseph A. Kennedy, manager
Property Owner (Print)
Windmill Capital Management, LLC

11/11/2024
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-25-0149
PC MEETING DATE _____
BCC MEETING DATE 4-2-25
TAB/CAC LOCATION Enterprise

ACCEPTED BY MH
DATE 2-10-25
FEES \$1,300

DATE 3-12-25

July 31, 2024

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

RE: REVISED – Waiver of Development Standards and Design Reviews (APN: 177-09-401-013, -014, -018, and -019)

On behalf of 7-Eleven, Inc., ET AL, we are requesting a waiver of development standards and design reviews for the redevelopment and expansion of a convenience store (retail) and gasoline station. The Commercial General (CG) District is established to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. The subject site is 3.5 acres, zoned Commercial General (CG), and located on the north side of Windmill Lane and the east side of Las Vegas Boulevard South.

The proposed uses are either permitted by right or conditional in a CG zoning district. Based on the attached site plan with corresponding setbacks, detached sidewalks, screening and buffering, and access, the proposed uses are entirely consistent with the intent of the CG zoning district with no impacts on adjacent or contiguous properties. The project complies with several Goals and Policies contained within the Clark County Master Plan.

Waivers of Development Standards

While the proposed alternatives do not comply with required provisions, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the requirements of Title 30. The intent and purpose of a waiver of development standards is where the adherence to an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The waiver request is for alternative driveway geometrics for a reduced throat depth of 14 feet for a driveway along Windmill Lane. The required throat depth per Uniform Standard Drawing 222.1 is 25 feet. The proposed throat depth is on the egress side of the driveway and therefore will not have any adverse impact on vehicles that could queue in the right-of-way. The ingress side of the driveway far exceeds the standard. Finally, no full turn movements are allowed from the proposed driveway and therefore will only allow right-in/right-out for the proposed driveway. Therefore, we believe the alternative standard we are proposing, will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

Design Reviews

The applicant is requesting a design review for the following: 1) site and building design; and 2) site and building lighting. The streetscapes will comply with required street landscaping with detached sidewalks along all rights-of-way.

Design Review #1 is for site and building design as referenced per plans. The submitted site plan depicts an effective layout of the buildings, parking areas, circulation, and sensitivity to the heavily traveled street corridors of Las Vegas Boulevard South and Windmill Lane. The scale and intensity of the development, at this location, is appropriate and compatible with existing and planned land uses in the area. The project

is well designed and functionally and aesthetically integrated with the surrounding development and land uses through the site design and landscape elements. The elevations for the proposed buildings consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and other unique and modern materials and features. The architectural detailing is provided on all sides consistent with the primary/front elevation.

Design Review #2 is for site and building lighting. The lighting plan has the following elements: 1) wall pack LED fixtures at 11 to 16.5 feet from grade on the various buildings; and 2) 20 to 25 foot high LED parking lot light poles. All light fixtures are in compliance with Title 30 and downcast to minimize or eliminate any light pollution. The photometric plan depicts values that are minimal and unobtrusive. The lighting values do not take into account the screening and buffering that will be provided. Therefore, there will not be any light intrusion to any residential development.

Therefore, the proposed use and site location achieve the following: a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; b) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,





5600 S Quebec St. Suite 205B, Greenwood Village, CO 80111, 720.536.3180, dimensiongrp.com
 ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

March 3, 2024

Re: 7-Eleven Store #27438 (1055938)
 Clark County, NV (8080 Las Vegas Blvd South)

Project Narrative:

The proposed project involves the comprehensive redevelopment of an existing 7-Eleven convenience store, incorporating a raze and rebuild approach. This initiative aims to enhance the overall functionality, aesthetics, and operational efficiency of the store while aligning with 7-Eleven's prototypical design standards. The project will also include a lot combination to optimize the use of available space and the addition of new canopies for diesel fueling and multi-product dispensing (MPD).

Project Scope:

Raze and Rebuild: The existing 7-Eleven store will be demolished to make way for a new, state-of-the-art facility. The new structure will adhere to the latest design guidelines provided by 7-Eleven to ensure a consistent and recognizable brand image.

Lot Combination: An analysis and approval process for lot combination will be undertaken to maximize the use of available land. The combination of lots will be strategically planned to optimize traffic flow, parking space, and overall site utilization.

New Diesel Fueling Canopy: A dedicated canopy for diesel fueling will be constructed to meet the growing demand for diesel-powered vehicles. The design will prioritize safety, efficiency, and ease of use for customers fueling their diesel vehicles.

New MPD Canopy: A modern Multi-Product Dispensing (MPD) canopy will be installed to provide customers with a variety of fuel options. The canopy will incorporate the latest technology for efficient fuel dispensing and ensure compliance with environmental and safety regulations.

New Prototypical Store: The new 7-Eleven store will be designed according to the latest prototypical standards. Features will include a contemporary layout, advanced technology for seamless transactions, energy-efficient systems, and enhanced merchandising displays.

Benefits:

- Improved customer experience with a modern and efficient store layout.
- Increased fueling options with dedicated canopies for diesel and multi-product dispensing.
- Enhanced brand visibility and consistency through adherence to 7-Eleven's prototypical design.

Conclusion:

The raze and rebuild project, combined with lot optimization and the addition of new canopies, represent a strategic initiative to elevate the 7-Eleven brand in the community. This comprehensive redevelopment aims to create a contemporary and customer-friendly environment while meeting the evolving needs of both fuel and convenience store patrons.