



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

January 11, 2022

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 [chaves@yahoo.com](mailto:chaves@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/SpringValleyTAB>.

Board/Council Members: Yvette Williams, Chair  
 Rodney Bell  
 Brian A. Morris  
 Catherine Godges, Vice Chair  
 John Getter

Secretary: Carmen Hayes (702) 371-7911 [chaves@yahoo.com](mailto:chaves@yahoo.com)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mike Shannon 702-455-8338 [mds@clarkcountynv.gov](mailto:mds@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, Invocation, 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 December 14, 2021. (For possible action)
- IV. Approval of the Agenda for January 11, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
  - 1. **UC-21-0681-RENO JONES, LLC:**  
**USE PERMIT** for a hospital (surgical recovery center) within an existing office building on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Jones Boulevard and Reno Avenue within Spring Valley. MN/al/jo (For possible action) **01/18/22 PC**
  - 2. **ET-21-400178 (ZC-18-0970)-FLAMINGO CANYON APTS, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 10.4 acres from a C-2 (General Commercial) Zone to a U-V (Urban Village – Mixed-Use) Zone.  
**DESIGN REVIEW** for a proposed mixed-use development. Generally located 780 feet west of Grand Canyon Drive, 630 feet north of Peace Way within Spring Valley (description on file). JJ/jvm/jo (For possible action) **01/19/22 BCC**
  - 3. **ZC-21-0679-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone for a single family residential development.  
**WAIVER OF DEVELOPMENT STANDARDS** for intersection off-sets.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the south side of Nevso Drive and the north side of Rochelle Avenue, 660 feet west of El Capitan Way within Spring Valley (description on file). JJ/nr/jo (For possible action) **01/19/22 BCC**
  - 4. **VS-21-0680-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** easement of interest to Clark County located between Nevso Drive and Rochelle Avenue and El Capitan Way and Fort Apache Road within Spring Valley (description on file). JJ/nr/jo (For possible action) **01/19/22 BCC**
  - 5. **TM-21-500191-COUNTY OF CLARK(AVIATION):**  
**TENTATIVE MAP** consisting of 37 single family residential lots on 4.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Nevso Drive, the north side of Rochelle Avenue, and 660 feet west of El Capitan Way within Spring Valley. JJ/nr/jo (For possible action) **01/19/22 BCC**

6. **ZC-21-0698-UNLV RESEARCH FOUNDATION:**  
**ZONE CHANGE** to reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone for an expansion to a technical park development within the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Post Road within Spring Valley (description on file). MN/jad/jo (For possible action) **01/19/22 BCC**
  
7. **TM-21-500194-UNLV RESEARCH FOUNDATION:**  
**TENTATIVE MAP** consisting of 1 lot commercial subdivision on 34.9 acres in an M-D (Designed Manufacturing) Zone within the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Post Road within Spring Valley. MN/bb/jo (For possible action) **01/19/22 BCC**
  
8. **UC-21-0677-HARVEST PLAZA, LLC:**  
**USE PERMIT** to allow a cannabis retail store in conjunction with an existing shopping center on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road, 105 feet west of El Capitan Way within Spring Valley. JJ/jor/jo (For possible action) **01/19/22 BCC**
  
9. **WS-21-0674-LEGACY JONES, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased wall height.  
**DESIGN REVIEW** for finished grade on 4.0 acres in an R-E (Rural Estates Residential) (AE-65) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard, 295 feet south of Patrick Lane within Spring Valley. MN/jor/jo (For possible action) **01/19/22 BCC**
  
10. **ET-21-400184 (VS-19-0817)-LTF REAL ESTATE COMPANY INC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/bb/jo (For possible action) **02/01/22 PC**
  
11. **NZC-21-0721-SUNSET CORRIDOR, LLC:**  
**ZONE CHANGE** to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street intersection off-set; and 2) allow modified driveway design standards.  
**DESIGN REVIEW** for a single family residential development. Generally located 615 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley (description on file). JJ/md/jo (For possible action) **02/01/22 PC**
  
12. **VS-21-0722-SUNSET CORRIDOR, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Wagon Trail Avenue located between Quarterhorse Lane and Dapple Gray Road (alignment) within Spring Valley (description on file). JJ/md/jo (For possible action) **02/01/22 PC**

13. **TM-21-500201-SUNSET CORRIDOR, LLC:**  
**TENTATIVE MAP** consisting of 47 residential lots and common lots on 4.7 acres in an RUD (Residential Urban Density) Zone. Generally located 615 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley. JJ/md/jo (For possible action) **02/01/22 PC**
  
14. **NZC-21-0727-SUNSET INTERCHANGE, LLC:**  
**ZONE CHANGE** to reclassify a 4.8 acre portion of an 8.8 acre site from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-2 (Medium Density Residential) Zone.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; **2)** hammerhead street design; and **3)** finished grade in the CMA Design Overlay District. Generally located 315 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley (description on file). JJ/md/jo (For possible action) **02/01/22 PC**
  
15. **TM-21-500204-SUNSET INTERCHANGE, LLC:**  
**TENTATIVE MAP** consisting of 38 residential lots and common lots on 4.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located 315 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley. JJ/md/jo (For possible action) **02/01/22 PC**
  
16. **VS-21-0709-SHARIEFF QAMAR AFROZ REV LIV TR:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Redwood Street and Sorrel Street (alignment), and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/lm/jo (For possible action) **02/01/22 PC**
  
17. **ET-21-400179 (DR-0396-15)-APACHE HACIENDA LP:**  
**DESIGN REVIEW SECOND EXTENSION OF TIME** for modifications to an approved mixed-use development consisting of residential and commercial components on 8.8 acres in a U-V (Urban Village - Mixed-Use) Zone.  
**WAIVERS OF CONDITIONS** of a zone change (ZC-1738-05) requiring the following: **1)** design review to address: pedestrian realm along Ali Baba Lane, a 20 foot wide intense landscape buffer along the entrance with 24 inch box trees, and re-evaluate location of sports court and pool to the north property line away from the west property line to address landscape buffers; **2)** each phase of development containing the same ratio of residential to commercial components as the overall project or submitting a construction phasing plan to be approved by staff; and **3)** twenty-four hour security to be provided on-site. Generally located on the northwest corner of Hacienda Avenue and Fort Apache Road within Spring Valley. JJ/jgh/jo (For possible action) **02/02/22 BCC**
  
18. **VS-21-0449- NP DURANGO, LLC:**  
**HOLDOVER VACATE AND ABANDON** a portion of a right-of-way being Roy Horn Way located between Durango Drive and El Capitan Way (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action) **02/02/22 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 vote may be taken on a matter not listed on the posted 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.
  
- IX. Next Meeting Date: January 25, 2022.
  
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.  
<https://notice.nv.gov>





# Spring Valley Town Advisory Board

December 14, 2021

## MINUTES

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Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - PRESENT Brian A. Morris - EXCUSED	Catherine Godges, Vice Chair - PRESENT John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chaves@yahoo.com">chaves@yahoo.com</a> PRESENT	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> PRESENT	

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

**Yvette Williams called the meeting to order at 6:32 pm**  
**Lorna Phegley, Current Planner**

II. Public Comment

- None

III. Approval of **November 30, 2021** Minutes

Motion by: **John Getter**  
Action: **Approve**  
Vote: **4/0 Unanimous**

IV. Approval of Agenda for **December 14, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**  
Action: **Approve**  
Vote: **4/0 Unanimous**

V. Informational Items

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

**Mike Shannon announced the December 28, 2021 Spring Valley Town Advisory Board meeting will be canceled.**

VI. Planning & Zoning

1. **UC-21-0656-AMERICAN MANAGEMENT INVEST, LLC:**

**USE PERMITS** for on-premises consumption of alcohol (beer and wine) in conjunction with a billiards hall on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard 300 feet north of Spring Mountain Road within Spring Valley. JJ/lm/jo (For possible action) **01/04/22 PC**

Motion by: **Yvette Williams**

Action: **Approve** per staff conditions

**ADD:** no outside dining, drinking or entertainment

Vote: **4/0 Unanimous**

2. **DR-21-0659-USA & COUNTY OF CLARK (PK & COMM)LEASE:**

**DESIGN REVIEW** for the expansion of an existing public park (Desert Breeze Park) on a portion of 150.0 acres in a P-F (Public Facilities) Zone. Generally located on the west side of Cimarron Road and the south side of Spring Mountain Road within Spring Valley. JJ/nr/jo (For possible action) **01/05/22 BCC**

Motion by: **Rodney Bell**

Action: **Approve** per staff conditions.

Vote: **4/0 Unanimous**

3. **WS-21-0545-RAINBOW 26, LLC:**

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** establish an alternative parking requirement; **2)** allow a modified driveway design; and **3)** reduce driveway approach and departure distances from the intersection.

**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; **2)** a proposed shopping center; and **3)** finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/rk/jo (For possible action) **01/05/22 BCC**

Motion by: **John Getter**

Action: **Approve** per staff conditions

Vote: **4/0 Unanimous**

VII. General Business

1. Approve 2022 Spring Valley TAB Meeting Times (for possible action).

Motion by: **John Getter**

Action: **All 2022 scheduled Town Advisory Board meetings to begin at 6:00pm**

Vote: **4/0 Unanimous**

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 vote may be taken on a matter not listed on the posted 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.

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair - JAMES B. GIBSON, Vice-Chair

JUSTIN C. JONES - WILLIAM MCCURDY II - ROSS MILLER - MICHAEL NAFT - TICK SEGERBLOM

YOLANDA KING, County Manager

- **None**

IX. Next Meeting Date

The next regular meeting will be **January 11, 2022 at 6:00pm**

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **4/0 Unanimous**

**The meeting was adjourned at 7:07 p.m.**

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.  
<https://notice.nv.gov/>

DRAFT



01/18/22 PC AGENDA SHEET

HOSPITAL  
(TITLE 30)

JONES BLVD/RENO AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0681-RENO JONES, LLC:**

**USE PERMIT** for a hospital (surgical recovery center) within an existing office building on 2.0 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Jones Boulevard and Reno Avenue within Spring Valley. MN/al/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-25-114-008

**LAND USE PLAN:**  
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5052 S. Jones Boulevard
- Site Acreage: 2
- Project Type: Hospital (surgical recovery center)
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 25,120 building/2,414 hospital
- Parking Required/Provided: 105/106

**Request**

The request is to use a portion of an existing office building for a hospital (surgical recovery center). The facility is intended for patients who still require assistance and additional recovery time after a surgical procedure, but do not require the level of care of a traditional medical hospital. The facility will monitor and assist patients with their daily activities such as bathing, changing clothes, meals, etc. until the patient is able to return to their home. No medical procedures will be performed at this facility.

**Site Plan**

The plan depicts an existing office building located on the central portion of the parcel. Parking is located to the east, south, and west of the building. Access to the site is provided by 2 existing

driveways, with the first located on the northwestern portion providing access from Jones Boulevard, and the other on the southeastern portion of the site providing access from Reno Avenue. The proposed hospital is located in the central portion of the eastern half of the building.

**Landscaping**

No changes are proposed or required to existing landscape areas as a part of this request. Existing landscape areas consisting of trees, shrubs, and groundcover are located along the streets, the eastern property line and adjacent to the building.

**Elevations**

The existing building is 1 story with a maximum height of 26 feet. The building has a flat roof behind parapet walls and the exterior of the building has a stucco finish painted in earth tone colors.

**Floor Plans**

The building has a total area of 25,120 square feet and the proposed hospital will occupy approximately 2,414 square feet of the building. The floor area for the hospital will consist of a reception area, a private exam room, 4 rooms with a total of 9 beds for patient recovery, 2 restrooms with shower facilities, a breakroom, and laundry room.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates that the parcel is fully developed, and the proposed facility will not require any changes to the exterior of the building or site layout. No medical procedures will be performed at this location, the facility is intended to monitor and assist patients with their recovery after surgical procedures performed at other medical facilities. The proposed facility will have no negative impacts to existing developments abutting this site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0669-98	Daycare center and an office/retail building	Approved by PC	June 1998
ZC-2125-95	Reclassified 4.25 acres, which included this site, to a C-1 zone for a mini-warehouse facility and a parking lot	Approved by BCC	January 1996

**Surrounding Land Use**

	Planned land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Daycare facility
South	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential



**Surrounding Land Use**

	<b>Planned land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Urban Neighborhood (greater than 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-4	Single family & multiple family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

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

The proposed facility is considered as a hospital because it provides accommodation and 24 hour medical care to people who are infirmed. The patients of this facility are recovering from surgical procedures performed at other medical facilities. There is no emergency medical care at this facility. No medical procedures will be performed at this site, only monitoring and assisting patients with recovery. The proposed facility is limited in size with a total of 9 beds and an area of 2,414 square feet. Staff finds the proposed facility will not result in a substantial or undue adverse effect on adjacent properties and supports 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:****Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MARK STEARNS**

**CONTACT: MARK STEARNS, WESTSTAR ARCH, 4052 DEAN MARTIN DR, LAS VEGAS, NV 89103**

DRAFT



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <b>675<sup>00</sup></b> <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b>	DATE FILED: <u>11-18-21</u> APP. NUMBER: <u>UC-21-0681</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Spring Valley</u> ACCEPTED BY: <u>AI</u> TAB/CAC MTG DATE: <u>1-11-22</u> TIME: <u>6:30</u> FEE: <u>675<sup>00</sup></u> PC MEETING DATE: <u>1-18-22</u> CHECK #: <u>-</u> BCC MEETING DATE: <u>-</u> COMMISSIONER: <u>MN</u> ZONE / AE / RNP: <u>G1 U. WF</u> OVERLAY(S)? <u>N/A</u> PLANNED LAND USE: <u>CN</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N      NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N      LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____      COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>Reno Jones, LLC</u> ADDRESS: <u>701 Shadow Lane, #150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-366-0465 ext125</u> FAX: <u>none</u> CELL: <u>702-358-1110</u> E-MAIL: <u>barryl@taylorfinancialllc.co</u>	
<b>APPLICANT</b>	NAME: <u>Alexis Castillo</u> ADDRESS: <u>100 San Antonio suite #0941</u> CITY: <u>Austin</u> STATE: <u>TX</u> ZIP: <u>78701</u> TELEPHONE: _____      FAX: _____ CELL: _____      E-MAIL: _____	
<b>CORRESPONDENT</b>	NAME: <u>Mark Stearns</u> ADDRESS: <u>4052 Dean Martin Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-878-0000</u> FAX: _____ CELL: _____      E-MAIL: <u>mstearns@wagnarchitect.</u>	

ASSESSOR'S PARCEL NUMBER(S): 163-251-14-008

PROPERTY ADDRESS and/or CROSS STREETS: 5052 South Jones suite 165

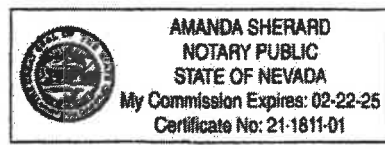
PROJECT DESCRIPTION: Medical Office

(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)      Louis Carnesale  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 11, 2021 (DATE)  
 By Amanda Sherard  
 NOTARY PUBLIC: \_\_\_\_\_



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

**APR. 21. 100743**





WESTAR ARCHITECTS

May 26, 2021

Al Laird  
Clark County Comprehensive Planning  
500 South Grand Central Pkwy  
Las Vegas, NV 89155

UC-21-0681

Re: Application for Use Permit  
Surgical Recovery Suites  
5052 South Jones suite 165  
Justification Letter  
APN: 163-251-14-008

Dear Al:

Enclosed please find the plans and application materials necessary to accompany a request for a special use permit. The APN is 163-251-14-008. The parcel is generally located on the east side of Jones boulevard and the north side of west Reno Avenue.

The current site is fully developed and zoned C-1 local business with a land use of CN- Commercial Neighborhood the proposal use is for a surgical recovery center falls under I-2 or Hospital which is allowed with a special use permit.

The project will be limited to the interior of existing suite 165. The remodel will include converting the existing office space into the following

- A. One 144 square foot Break room
- B. One 138 square foot Private exam room
- C. One 211 square foot Reception area
- D. One 96 square foot laundry room
- E. Two 106 square foot restroom with roll in showers
- F. One 148 square foot private patient room
- G. Two 170 square foot semi-private patient room
- H. One 328 square foot 4 bed patient room.

The client plans to use the facility to monitor/ and helping the patient with their daily activities such as bathing, changing clothes and daily meal that will be delivered to the facility from outside vendors. The facility will provide transportation to the facility after surgery and on-site massages no medical procedures will be performed at this facility.

All parking and landscaping have been previously approved and well not be affected by the new proposed use.

ARCHITECTURE • INTERIOR DESIGN • PLANNING





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W E S T A R   A R C H I T E C T S

We have met or exceed all other standard of development set fourth title 30. Thank you for taking the time to review the above project.

If you have any question, please feel free to call me

Mark A Stearns  
Associate  
Westar Architects  
702-870-0000

---

ARCHITECTURE • INTERIOR DESIGN • PLANNING

WESTAR Architectural Group Nevada/Inc.  
4052 Dean Martin Drive • Las Vegas, NV 89103 • Phone: 702.878.0000 • Fax: 702.878.8430  
[www.wagnarchitects.com](http://www.wagnarchitects.com)





2

01/19/22 BCC AGENDA SHEET

MIXED-USE DEVELOPMENT  
(TITLE 30)

GRAND CANYON DR/PEACE WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400178 (ZC-18-0970)-FLAMINGO CANYON APTS, LLC:

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 10.4 acres from a C-2 (General Commercial) Zone to a U-V (Urban Village – Mixed-Use) Zone.

**DESIGN REVIEW** for a proposed mixed-use development.

Generally located 780 feet west of Grand Canyon Drive, 630 feet north of Peace Way within Spring Valley (description on file). JJ/jvm/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

163-19-211-021

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 10.4
- Number of Units: 332
- Density (du/ac): 32
- Project Type: Mixed-use development
- Number of Stories: 4
- Building Height (feet): 53
- Open Space Required/Provided: 83,447/85,820
- Parking Required/Provided: 564/564

**Site Plans**

The approved plans depict a horizontal mixed-use development consisting of the following elements: 1) residential; 2) existing commercial; 3) indoor and outdoor amenity areas; and 4) substantial amounts of useable open space. The residential component consists of 332 units at a density of 32 dwelling units per acre. The commercial component consists of shopping centers on the adjacent parcels to the north, east, and west with frontage and access along Grand Canyon Drive, Flamingo Road, and Peace Way. The proposed residential development consists of 2 buildings for the residential units, 88 individual garages distributed between the 2 residential buildings and separate detached garage buildings with 85,820 square feet of open space

distributed throughout the complex. Parking is distributed throughout the site and includes covered parking areas, garages, and long term bicycle parking areas.

#### Pedestrian Circulation, Open Space/Recreational Amenities, & Landscaping

Pedestrian circulation is provided by the following: 1) pedestrian realm areas; 2) sidewalks adjacent to buildings and within courtyard areas between the buildings; and 3) useable open space areas along the perimeter of the site. Since the project is a horizontal mixed-use development, the applicant provided renderings depicting the integration and connectivity between commercial and residential elements. The project meets the minimum pedestrian realm, landscaping, and parking requirements. The plans depict a total of 85,820 square feet of open space. Open space consists of the following: 1) an 18 foot wide pedestrian realm consisting of a detached sidewalk along the interior private drive along the eastern portion of the site which intersects the existing shopping center from north to south with the pedestrian realm consisting of an amenity zone, enhanced sidewalk area, and supplemental area; 2) swimming pool; 3) dog park; 4) fitness and clubroom within the clubhouse; and 5) passive and active open space within the courtyards formed by the building orientation. The pedestrian circulation plan depicts pedestrian movement and convenient access throughout the residential portion of the site.

#### Elevations

The buildings are 4 stories and 53 feet in height with a combination pitched roof and flat roof with various facades to provide enhanced building articulation as well as other enhanced architectural elements such as balconies, varying color schemes, and foam pop-outs.

#### Floor Plans

The plans depict 2 "U" shaped residential buildings with a mixture of 1 and 2 bedroom units. The clubhouse and fitness center are located in the northern building and a common area is located in the southern building. There are 6 separate garage buildings along the northern and southern boundaries of the site.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-18-0970:

##### Current Planning

- Resolution of Intent to complete in 3 years;
- Design review as a public hearing on substantial changes;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

##### Public Works - Development Review

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

**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 #0596-2018 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; that there is an existing public 8 inch sanitary sewer line located at the southern end of the proposed development; and that civil improvement plan submittal needs to identify this existing easement on the plans.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

That applicant states that the project is permit ready; however, they are waiting for the Department of Housing and Urban Development financing approval and for the loan to close.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0772	Reclassified 0.5 acres from C-2 to U-V zoning for a mixed-use development	Approved by BCC	November 2019
VS-19-0509	Vacated and abandoned a drainage easement	Approved by BCC	August 2019
ZC-18-0970	Reclassified from C-2 to U-V zoning for a mixed-use development	Approved by BCC	February 2019
DR-18-0397	Day care facility	Approved by BCC	July 2018
TM-0322-03	1 commercial lot on 125 acres	Approved by PC	September 2003
DR-1517-02	Retail center buildings within an approved shopping center	Approved by PC	November 2002
ZC-1244-98	Reclassified 105 acres to C-2 zoning for a regional shopping center	Approved by BCC	December 1998
ZC-1897-97	Reclassified 68 acres to C-2 zoning for a shopping center	Approved by BCC	December 1997
ZC-1485-97	Reclassified 8.6 acres to C-2 zoning for a shopping center	Approved by BCC	September 1997
ZC-0419-97	Reclassified to C-2 zoning for a shopping center	Approved by BCC	May 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Corridor Mixed-Use	C-2	Shopping center
South	Corridor Mixed-Use	C-2	Shopping center & undeveloped
West	Corridor Mixed-Use	R-4	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff finds that this project is ready to get underway and that the only thing stopping the project from breaking ground is distribution of their loan from HUD. Therefore, staff can support the extension of time.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until February 6, 2023 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: OVATION CONTRACTING, INC**

**CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135**

DRAFT



2



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)  <input type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)  <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) ZC-18-0970 (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>Et-21-400178</u> DATE FILED: _____ PLANNER ASSIGNED: <u>JUN</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>1-11-22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1-19-22</u> FEE: <u>\$ 300</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Flamingo Canyon Apts., LLC</u> ADDRESS: <u>6021 S. Fort Apache Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u> E-MAIL: <u>jang@ovationdev.com</u>
	<b>APPLICANT</b>  NAME: <u>Ovation Contracting, Inc. -- Janet Goyer</u> ADDRESS: <u>6021 S. Fort Apache Road #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u> E-MAIL: <u>jang@ovationdev.com</u> REF CONTACT ID #: <u>208832</u>
	<b>CORRESPONDENT</b>  NAME: <u>Kaempfer Crowell -- Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Drive #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>j.lazovich@kcnv.com</u> REF CONTACT ID #: _____

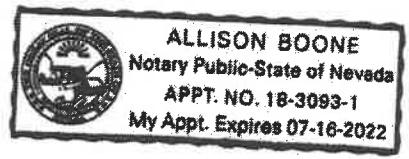
ASSESSOR'S PARCEL NUMBER(S): 163-19-211-019  
 PROPERTY ADDRESS and/or CROSS STREETS: North of Peace Way and West of S. Grand Canyon Drive  
 PROJECT DESCRIPTION: ROI Extension of Time for a multi-family apartment complex

(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.

Reinier Santana  
 Property Owner (Signature)      Reinier Santana  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON October 8th, 2021 (DATE)  
 By Reinier Santana

NOTARY PUBLIC: Allison Boone



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





01/19/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

ROCHELLE AVE/EL CAPITAN WY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-21-0679-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone for a single family residential development.

**WAIVER OF DEVELOPMENT STANDARDS** for intersection off-sets:

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

Generally located on the south side of Nevso Drive and the north side of Rochelle Avenue, 660 feet west of El Capitan Way within Spring Valley (description on file). JJ/nr/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-20-101-014

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the intersection off-set to 106 feet where 125 feet is required per Section 30.52.052 (a 15.2% reduction).

**DESIGN REVIEWS:**

1. Single family residential development.
2. Increase finished grade up to 36 inches (3 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 100% increase).

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

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

- Site Address: N/A
- Site Acreage: 4.7
- Number of Lots/Units: 37
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,500/5,153

- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 25.9
- Square Feet: 2,052 to 2,300
- Open Space Provided: 8,301

**Site Plans**

The plans depict a 37 lot single family residential subdivision on 4.7 acres for a density of 7.7 units per acre. The minimum net lot size is 3,500 square feet and the maximum is 5,153 square feet. The lots are accessed via 1 public street from Rochelle Avenue, with 2 cul-de-sacs extending west from the public street. The western lots access the cul-de-sacs; therefore, there are only 4 lots adjacent to the single family residential development.

**Landscaping**

A 6 foot wide landscape area is shown along both Nevso Drive and Rochelle Avenue behind a 5 foot wide attached sidewalk. The plan includes 8,301 square feet of open space on the corner of Street A and Street C for residents.

**Elevations**

Three distinct elevation options are offered for each of the three, 2 story home floor plans. Exterior elements will include pitched tiles roofs and stucco exteriors with stone veneer.

**Floor Plan**

The proposed homes range from 2,052 square feet to 2,300 square feet and are composed of typical room types within the size of the home.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant states that the proposed development is consistent with the area and existing neighborhoods. The proposed increase in finished grade is needed to create positive drainage on the site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential High (from 8 to 18 du/ac)	R-3	Multiple family residential
South & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

### Related Applications

Application Number	Request
TM-21-500191	A tentative map for a 37 lot residential subdivision is a companion item on this agenda.
VS-21-0680	A vacation and abandonment of a right-of-way is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### Zone Change & Design Review #1

The zone change conforms to the planned land use designation from the Master Plan. The proposed development is consistent and compatible with other residential developments in the area. Larger lots are provided along the western property line to transition from the R-1 zoned development. The proposed 37 lot subdivision conforms to the development standards delineated in the R-2 zoning district and provides future residents open space. Since the application is consistent with the Master Plan and the surrounding area, staff can support the zone change and the design review.

##### Waiver of Development Standards

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

#### Public Works - Development Review

##### Waiver of Development Standards

Staff has no objection to the request to reduce the street intersection off-set between Rochelle Avenue and Street "C". The proposed 37 lot subdivision should see a low volume of traffic because of the limited number of lots.

##### Design Review #2

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

## **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design reviews must commence within 4 years of approval date or they will expire.

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

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0161-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMH DEVELOPMENT, LLC

**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

APR 21-101348



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

3

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)  <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>2C-21-0679</u> DATE FILED: <u>11/17/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>1/11/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1/19/22</u> FEE: <u>2,200</u>
	<b>PROPERTY OWNER</b>  NAME: <u>County of Clark (Aviation)</u> ADDRESS: <u>500 S. Grand Central Pkwy., 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>The WLB Group, INC</u> ADDRESS: <u>3663 E Sunset Rd., Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702.458.2551</u> CELL: _____ E-MAIL: <u>mbangan@wibgroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-20-101-014

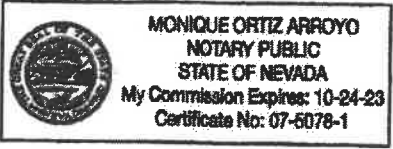
PROPERTY ADDRESS and/or CROSS STREETS: W Rochelle Avenue & S El Capitan Way

PROJECT DESCRIPTION: A single family residential development.

(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.

Lisa Kremer      Lisa Kremer, Dir. CC Real Property Management  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON OCTOBER 26, 2021 (DATE)  
 By LISA KREMER, DIRECTOR  
 NOTARY PUBLIC: \_\_\_\_\_



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





November 16, 2021

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

**PLANNER  
COPY** ZC-21-0679

**RE: Zone Change/Design Review/Waiver of Dev. Stds.  
Justification Letter  
for El Capitan Rochelle (APN: 163-20-101-014)**

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached Zone Change/Design Review/Waiver of Development Standards Application for the above referenced parcel numbers located North of Rochelle Avenue and East of El Capitan Way.

**Project Description**

The proposed development consists of a 37-lot detached single-family development on 4.71 acres with a gross density of 7.86 units per acre. This development offers 2-story homes ranging in size from 2,052 square feet up to 2,300 square feet. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors, some elevations will feature partial stone exteriors. The buildings will be a maximum of 25'-9" in height. Each house will include a two-car garage and a full two-car driveway.

**Zone Change**

We are respectfully requesting to rezone the parcels listed above from R-E to R-2. To allow for the construction of a 37-lot detached single-family development on approximately 4.71 acres. The current masterplan designation for the parcels is RS, the proposed R-2 zoning is a conforming use within this designation.

**Design Review**

We are requesting two (2) design reviews which are listed below;

- 1. A Design Review for a proposed detached single-family development

This proposed development includes interior public streets that are 48' wide which includes 5' sidewalks on both sides of the street and allows for parking on both sides of the street as well. This development features a single entrance from Rochelle Avenue and is surrounded on all four sides by existing single-family developments.

- 2. To increase the finished grade for a single-family residential development up to 36 inches (3' feet) where 18 inches (1.5 feet) is the standard per section 30.32.040.





This request is to fill in low spots in the topography due to being surrounded by existing developments and to fill in the natural drainage areas that cross the site. These additional fill areas will be governed by Clark County Public Works with the approval of a drainage study and civil improvement plans and therefore are not being used to artificially increase the grade of the land for views by the developer.

**Waiver of Development Standards**

The proposed development will require the approval of two (2) waivers of development standards which are listed below;

1. To reduce the required offset for roadway intersections from 125' to 106.00' to allow the proposed development to be constructed with a 106.00' entry street.

This request is to allow a reduction in the required street intersection offset regarding a cross street that bisects two parallel public roads (Street "C" and Rochelle Avenue). The proposed 106.00' long road is an entry road to the development and will require full stop traffic movements in both directions. Therefore, we feel this request would present a minimal effect to the traffic movements and would not impact public safety and could be supported by the County.

2. To increase the allowed street centerline offset for roadway intersections from 0' to 38.71' to allow the proposed development's entry street being offset from an existing centerline on the south side of Rochelle Avenue.

This request is to allow an increase in the allowed street intersection offset regarding a street centerline on the south side of the road. The proposed 38.71' offset is due to an existing centerline that comes from the south side of Rochelle Avenue from an existing development (Tall Tree Street). However, access from this existing street has been cut off by an emergency access gate that entirely covers the street width and therefore does not cause a traffic issue or conflict with our entry and would not impact public safety and could be supported by the County.

**Parking Analysis**

Each house will provide the parking required by Title 30 with a two-car garage, a two-car driveway as well as additional parking being provided on the adjacent public streets, which allows parking on both sides of the street. The required parking for an R-2 subdivision is 2.5 parking spaces per house, this development exceeds this requirement by providing a 2-car garage and a 2-car driveway as well as on street parking.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,



Mark Bangan  
Planning Department Manager



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01/19/22 BCC AGENDA SHEET

EASEMENT  
(TITLE 30)

ROCHELLE AVE/EL CAPITAN WY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0680-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** easement of interest to Clark County located between Nevso Drive and Rochelle Avenue and El Capitan Way and Fort Apache Road within Spring Valley (description on file). JJ/nr/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-20-101-014

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

**BACKGROUND:**

**Project Description**

The application is a request to vacate and abandon a 30 foot wide right-of-way easement including spandrels at Nevso Drive and Rochelle Avenue along the east property line. The right-of-way easement is not needed as part of the proposed development of a single family development.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-21-500191	A tentative map for a 37 lot residential subdivision is a companion item on this agenda.
ZC-21-0679	A reclassification of 4.7 acres from R-E to R-2 zoning with waivers and design reviews for a single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of the resolution relative to acquisition of rights-of-way since the area is 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:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMH DEVELOPMENT, LLC

**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

41

APR 21-10/348



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0680</u>	DATE FILED: <u>11/17/21</u>
		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>1/11/22</u>
		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>1/19/22</u>	
		FEE: <u>875.-</u>	

<b>PROPERTY OWNER</b>	NAME: <u>County of Clark (Aviation)</u>
	ADDRESS: <u>500 S. Grand Central Pkwy., 4th Floor</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>The WLB Group Inc</u>
	ADDRESS: <u>3663 E Sunset Rd., Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702.458.2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

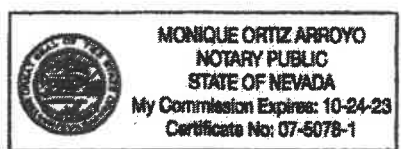
ASSESSOR'S PARCEL NUMBER(S): 163-20-101-014

PROPERTY ADDRESS and/or CROSS STREETS: W Rochelle Avenue & S El Capitan Way

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.

*Lisa Kremer*  
 Property Owner (Signature)\*  
 STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON OCT. 26, 2021 (DATE)  
 By LISA KREMER, DIRECTOR  
 NOTARY PUBLIC: \_\_\_\_\_

Lisa Kremer, Dir. Clark County RPM  
 Property Owner (Print)



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





4  
**PLANNER  
COPY**

October 25, 2021

VS-21-0680

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

**RE: Vacation Application – Justification Letter for El Capitan Rochelle  
APN's: 163-20-101-014**

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached vacation of an easement in conjunction with a proposed single family residential development located north of Rochelle Avenue and approx. 660' west of El Capitan Way.

**Vacation of Easement**

We are respectfully requesting to vacate the 30.00' Resolution Relative to Acquisition of Right-of-Way easement on the east property line of APN 163-20-101-014 (OR 441:400470) including spandrels at Nevso Drive and Rochelle Avenue.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Bangan", with a horizontal line underneath.

Mark Bangan  
Planning Department Manager





01/19/22 BCC AGENDA SHEET

EL CAPITAN ROCHELLE  
(TITLE 30)

ROCHELLE AVE/EL CAPITAN WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500191-COUNTY OF CLARK(AVIATION):**

**TENTATIVE MAP** consisting of 37 single family residential lots on 4.7 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Nevso Drive, the north side of Rochelle Avenue, and 660 feet west of El Capitan Way within Spring Valley. JJ/nr/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-20-101-014

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.7
- Number of Lots/Units: 37
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,500/5,153
- Project Type: Single family residential

The plans depict a 37 lot single family residential subdivision on 4.7 acres for a density of 7.7 units per acre. The minimum net lot size is 3,500 square feet and the maximum is 5,153 square feet. The lots are accessed via 1 public street from Rochelle Avenue, with 2 cul-de-sacs extending west from the public street. The western lots access the cul-de-sacs; therefore, there are only 4 lots adjacent to the single family residential development.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

### Related Applications

Application Number	Request
VS-21-0680	A vacation and abandonment of a right-of-way is a companion item on this agenda.
ZC-21-0679	A reclassification of 4.7 acres from an R-E to R-2 zoning with waivers and design reviews for a single family residential development is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

#### Public Works - Development Review

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

**Current Planning Division - Addressing**

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

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0161-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

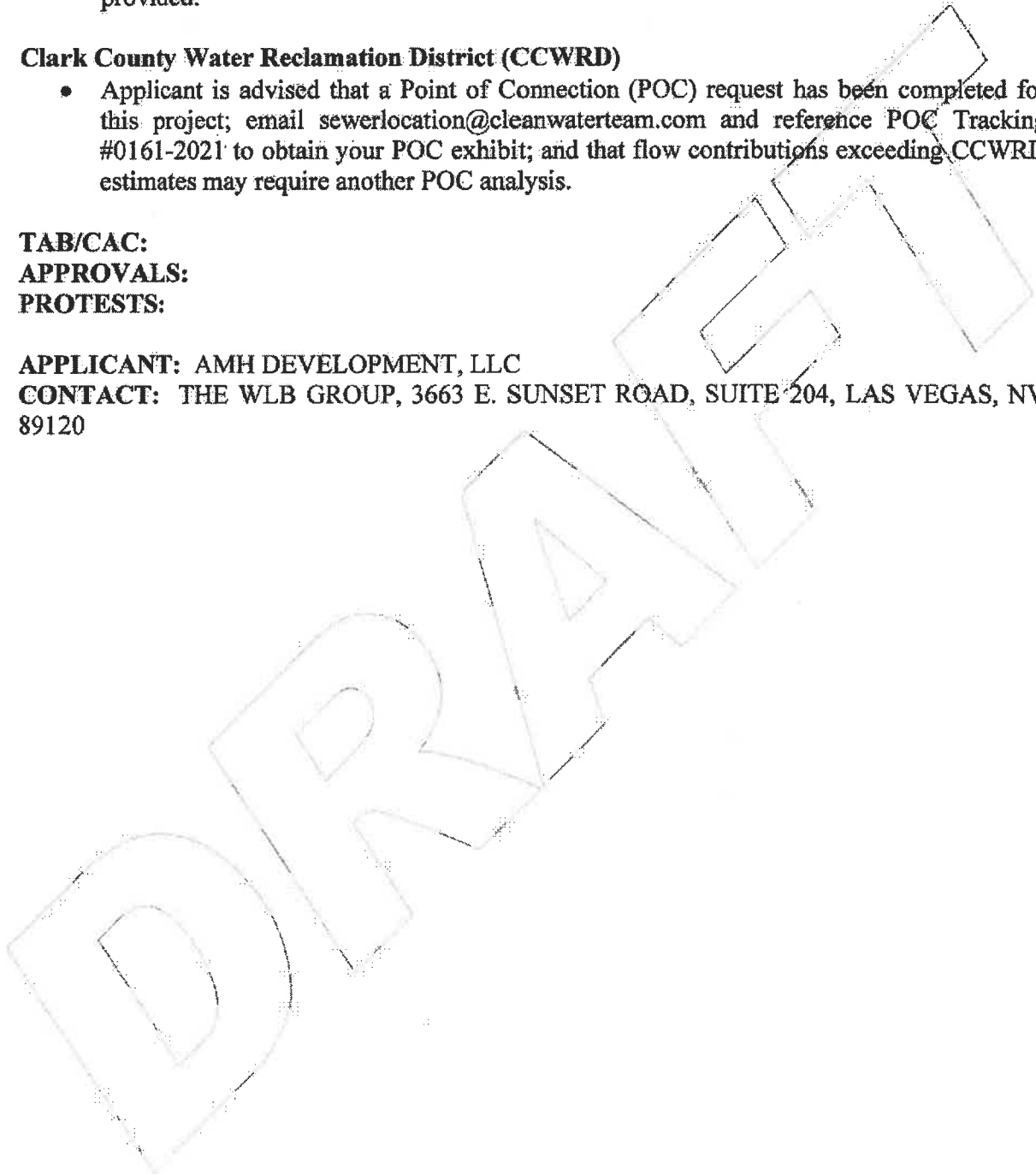
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: AMH DEVELOPMENT, LLC**

**CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120**





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APR 21 10/348



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500191</u>	DATE FILED: <u>11/17/21</u>
		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>1/11/22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>1/19/22</u>	
		FEE: <u>750</u>	

<b>PROPERTY OWNER</b>	NAME: <u>County of Clark (Aviation)</u>
	ADDRESS: <u>500 S. Grand Central Pkwy., 4th Floor</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

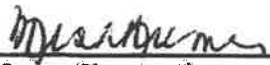
<b>CORRESPONDENT</b>	NAME: <u>The WLB Group Inc</u>
	ADDRESS: <u>3863 E Sunset Rd., Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702.458.2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-20-101-014

PROPERTY ADDRESS and/or CROSS STREETS: W Rochelle Avenue & S El Capitan Way

TENTATIVE MAP NAME: El Capitan Rochelle

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.

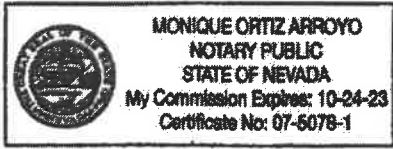
  
 Property Owner (Signature)\*

Lisa Kremer, Dir. CC Real Property Management  
 Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON OCT. 20, 2021 (DATE)  
By LISA KRAMER, DIRECTOR

NOTARY PUBLIC: 



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



01/19/22 BCC AGENDA SHEET

EXPANSION TO BUSINESS/TECH PARK  
(TITLE 30)

DURANGO DR/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-21-0698-UNLV RESEARCH FOUNDATION:**

**ZONE CHANGE** to reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone for an expansion to a technical park development within the CMA Design Overlay District.

Generally located on the east side of Durango Drive and the north side of Post Road within Spring Valley (description on file). MN/jad/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

163-33-301-007

**LAND USE PLAN:**

SPRING VALLEY – BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 9.4
- Project Type: Expansion of UNLV Tech Park

**Background**

This request is to rezone the site and combine it with the adjacent parcels already zoned M-D into 1 industrial subdivision. There are no plans for development at this time. The site is part of the overall plan for the UNLV Tech Park.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & East	Business/Design Research Park	M-D	Undeveloped
West	Residential Suburban (up to 8 du/ac)	C-2	Commercial retail

## Related Applications

Application Number	Request
TM-21-500194	A tentative map for a 1 lot commercial is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

The Business Design/Research Park category corresponds with the recently adopted Business Employment land use category for office, distribution centers, warehouse/flex space, technology, and light industry uses. The UNLV tech center fits neatly into this category and will be consistent with the Master Plan. The proposed rezoning will be consistent with the characteristics of this category by providing concentrated employment near an airport and major transportation corridors. Goal 4.1 of the Master Plan encourages the expansion and use of multimodal transportation options. This location provides a good opportunity to connect to both current and future transit options at Durango Drive (major arterial) and Patrick Lane (collector street). Master Plan policy SV-5.2 prohibits residential uses, or other incompatible uses on deed restricted parcels or as prohibited within the Airport Environs Overlay District. Staff recommends approval of the proposed rezoning.

#### 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:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;



- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review;
- Vacate any unnecessary rights-of-way and/or easements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas in accordance with RTC standards on Durango Drive, northeast of the intersection with Post Road.

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

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: WESTWOOD PROFESSIONAL SERVICES**

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





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

6

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)  <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)  <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ZC-21-0698</u> DATE FILED: <u>11-23-2021</u> PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>1-11-2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1-19-2022</u> FEE: <u>\$1050</u>
	<b>PROPERTY OWNER</b>  NAME: <u>UNLV Research Foundation</u> ADDRESS: <u>8400 W. Sunset Road #400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Gardner Company</u> ADDRESS: <u>2600 Paseo Verde parkway, #150</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89077</u> TELEPHONE: <u>702-595-5588</u> CELL: _____ E-MAIL: <u>dan@stweartnv.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Hannah Swan / Westwood Professional Services</u> ADDRESS: <u>5725 W. Badura Ave. #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: <u>702-738-4655</u> E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): APN 163-33-301-007

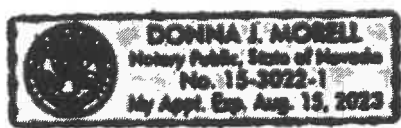
PROPERTY ADDRESS and/or CROSS STREETS: Durango and Post

PROJECT DESCRIPTION: UNLV Tech Park - Commercial

(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]      Bo Bernhard, UNLV Foundation  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 7/18/2021 (DATE)  
 By Donna J. Morell  
 NOTARY PUBLIC: [Signature]



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

APK-21-100986



6

# Westwood

5725 W. Badura Ave, Suite 100  
Las Vegas, NV 89118  
main (702) 284-5300

September 29, 2021

PLANNER  
COPY

Clark County Public Works  
500 Grand Central Parkway  
Las Vegas, Nevada 80206

Re: UNLV Tech Park Parcel 163-33-301-007 Zone Change  
File GCI2100.000

Dear Staff:

Westwood Professional Services on behalf of our client, Gardner Company, respectfully submits this justification letter with an application for a Zone Change. The site is on the northeast corner of Durango Drive and the future extension of Post Road. and has the APN number 163-33-301-007.

This parcel was part of a land swap with parcels on the south side of future Post Road (163-33-401-001 and 163-33-401-002). This left it with a different zoning designation than the surrounding properties. A zone change for this parcel is being requested to create a continuous zoning designation for the UNLV Tech Park Northwest Quadrant (bordered by Patrick Land, Durango Drive, Post Road and Jim Rogers Way), and as required for a one lot commercial subdivision.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Amber Allen  
Project Engineer



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UNLV TECH PARK NORTHWEST QUADRANT  
(TITLE 30)

DURANGO DR/PATRICK LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500194-UNLV RESEARCH FOUNDATION:**

**TENTATIVE MAP** consisting of 1 lot commercial subdivision on 34.9 acres in an M-D (Designed Manufacturing) Zone within the CMA Design Overlay District.

Generally located on the east side of Durango Drive and the north side of Post Road within Spring Valley. MN/bb/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-33-301-001; 163-33-301-002; 163-33-301-007; 163-33-301-008; 163-33-301-018

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 34.9
- Project Type: Expansion of UNLV Tech Park

The plans depict the commercial map is bounded on the north by Patrick Lane, the south by Post Road, the east by Jim Rogers Way, and the west by Durango Drive. The site is part of the UNLV Tech Park.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0139-10	Waivers and a design review for monument signs	Approved by BCC	May 2010
UC-0448-08	Public/quasi-public facility and accessory uses (offices, laboratories, pharmaceutical manufacturing, university related facilities, restaurants, retail sales and personal services)	Approved by BCC	August 2010
ZC-1715-05	Reclassified 122 acres from R-E to M-D zoning	Approved by BCC	December 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Suburban (up to 8 du/ac) & Office Professional	C-P & R-2	Single family residential & commercial offices
South	Business and Design/Research Park	M-D	Undeveloped
East	Business and Design/Research Park	M-D	School
West	Residential Suburban (up to 8 du/ac)	C-2	Commercial retail

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-21-0698	A zone change to reclassify from R-E to M-D zoning for UNLV Tech Park is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

This request meets the tentative map requirements as outlined in Title 30. A portion of the 34.9 acre property is being rezoned from R-E to M-D zoning to comply with commercial subdivision requirements and zoning.

**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, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;



- Full off-site improvements;
- Vacate any unnecessary rights-of-way and/or easements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas in accordance with RTC standards on Durango Drive, northeast of the intersection with Post Road.

**Current Planning Division - Addressing**

- No comment.

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

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: WESTWOOD PROFESSIONAL SERVICES**

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



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# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500194</u>	DATE FILED: <u>11-23-2021</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>BSB</u>	TAB/CAC DATE: <u>1-11-2022</u>
		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: <u>—</u>	
		BCC MEETING DATE: <u>1-19-2022</u>	
		FEE: <u>\$750</u>	

<b>PROPERTY OWNER</b>	NAME: <u>UNLV Research Foundation</u>
	ADDRESS: <u>8400 W. Sunset Road #400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>Gardner Company</u>
	ADDRESS: <u>2600 Paseo Verde parkway, #150</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89077</u>
	TELEPHONE: <u>702-595-5588</u> CELL: _____
	E-MAIL: <u>dan@stewartnv.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Hannah Swan / Westwood Professional Services</u>
	ADDRESS: <u>5725 W. Badura Ave. #100</u>
	CITY: <u>Las Vegas,</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: <u>702-738-4655</u>
	E-MAIL: <u>lvproc@westwoodps.com / hannah.swan@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-33-301-007, 163-33-301-001, 002, 007, 008, and 018

PROPERTY ADDRESS and/or CROSS STREETS: Durango & Post

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

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)\*

Bo Bernhard, UNLV Foundation  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/8/2021 (DATE)

By Donna J. Morell  
NOTARY PUBLIC: [Signature]



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

APR-21-100986



# Westwood

5725 W. Badura Ave, Suite 100  
Las Vegas, NV 89118

main (702) 284-5300

June 30, 2021

Clark County Public Works  
500 Grand Central Parkway  
Las Vegas, Nevada 80206

Re: UNLV Tech Park Northwest Quadrant Tentative Map & Zone Change  
File GCI2100.000

Dear Staff:

Westwood Professional Services on behalf of our client, Gardner Company, respectfully submits this justification letter with an application for a Tentative Map and Zone Change. The site is on the southeast corner of Durango Drive and Patrick Lane and includes APN numbers 163-33-301-001, 163-33-301-002, 163-33-301-018, 163-33-301-007 and 163-33-301-008.

The owner would like to combine the lots into a one lot commercial subdivision for future development purposes. The tentative map is being submitted to initiate this process.

The parcel at the southwest corner (163-33-301-007) was part of a land swap with parcels on the south side of Post Road (163-33-401-001 and 163-33-401-002). This left it with a different zoning designation than the surrounding properties. A zone change for this parcel is being requested to create a continuous zoning designation for the UNLV Tech Park Northwest Quadrant, and as required for the one lot commercial subdivision.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Thomas D. Miller  
Sr. Project Manager

PLANNER  
COPY



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01/19/22 BCC AGENDA SHEET

CANNABIS RETAIL  
(TITLE 30)

FLAMINGO RD/EL CAPITAN WAY

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0677-HARVEST PLAZA, LLC:**

**USE PERMIT** to allow a cannabis retail store in conjunction with an existing shopping center on 0.8 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Flamingo Road, 105 feet west of El Capitan Way within Spring Valley. JJ/jor/jo (For possible action).

---

**RELATED INFORMATION:**

**APN:**

163-17-415-002

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9030 W. Flamingo Road, Suite 180
- Site Acreage: 0.8
- Project Type: Cannabis retail store
- Number of Stories: 1
- Square Feet: 2,442 (Lease space) / 9,986 (Existing retail building)
- Parking Required/Provided: 42/50

**History & Site Plan**

The site was originally a 5 acre parcel located on the north side of Flamingo Road, west of El Capitan Way, and south of Saddle Avenue. ZC-1863-94 reclassified the entire 5 acre parcel from R-E to C-1 zoning for a proposed mini-warehouse facility. ZC-1798-98 reclassified the southern portion of the 5 acre parcel to C-2 zoning for a proposed shopping center. ZC-1221-00 reclassified an 8 foot wide strip which runs east to west in the middle of the parcel from C-1 to C-2 zoning with a design review for revisions to a previously approved shopping center and mini-warehouse facility. Today, the C-2 zoned (southern) portion of the shopping center includes an existing convenience store, gasoline station canopy and vehicle wash, on the eastern half, and a retail building on the western half. The C-1 zoned (northern) portion now includes commercial buildings for offices and retail uses.

The site plan depicts an existing retail building on the southwest corner of the subject parcel, APN 163-17-415-002. DR-1622-04 approved the existing retail building on the applicant's site and the proposed cannabis retail store will be located in suite 180. Parking spaces are located on the northern and eastern facing elevations of the building. The proposed cannabis retail establishment will be located on the northwest corner of the retail building. Forty-two parking spaces are required where 50 parking spaces are provided.

Landscaping

Landscaping is neither required nor a part of this request.

Elevations

The submitted photos depict a single story commercial building with stucco walls, Spanish style roof tiles, a parapet roof, and decorative exterior columns.

Floor Plan

The floor plan has an overall area of 2,442 square feet. The areas within the cannabis retail store include display area, check-out stations, storage areas, an office, restrooms, and other staff areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed use of a cannabis retail establishment is in compliance with Title 30 standards and does not create detrimental effects to the surrounding neighborhood. Also the existing parking is in compliance with the current uses within the existing building. The proposed cannabis retail establishment will include on-site 24 hour security monitoring.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-1622-04	1 story retail building on the southwest corner of the C-2 zoned portion of the site	Approved by PC	October 2004
VS-1196-04	Vacated and abandoned patent easements - recorded	Approved by PC	August 2004
ZC-1221-00	Reclassified 0.1 acres (8 foot wide strip which runs east to west in the middle of the parcel) from C-1 to C-2 zoning	Approved by BCC	November 2000
UC-0702-99 (ADET-0702-02)	1 year administrative extension of time	Approved by ZA	August 2002
UC-0702-99 (WC-0289-00)	Waived conditions that required a block wall to be constructed between the C-1 and C-2 zoned portions of the parcel	Approved by PC	November 2000
TM-0213-99	1 lot commercial subdivision	Approved by PC	September 1999



**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0702-99	Allowed a convenience store with a gasoline canopy and a car wash on the southeast corner of the C-2 zoned portion parcel	Approved by PC	August 1999
ZC-1798-98	Reclassified the southern portion of the 5 acre parcel from C-1 to C-2 zoning for a shopping center	Approved by BCC	January 1999
VC-0934-95	Allowed a construction trailer and waived on-site paving, landscaping, and off-site improvements	Approved by PC	July 1995
ZC-1863-94	Reclassified a 5 acre parcel from R-E to C-1 zoning for a proposed mini-warehouse complex	Approved by BCC	December 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1	Office & retail buildings
South	Commercial General	C-2	Convenience store with gasoline pumps, tavern, & retail building
East	Public Facility	R-E	Undeveloped
West	Residential High (up to 18 du/ac)	R-3	Condominium development

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

The separation survey indicates that all required separations are being met. The crime report indicates that there were 64 occurrences within 1 mile of the facility over the 60 days prior to submittal of this application.

Staff finds that the proposed cannabis retail store use will not have an undue adverse effect on adjacent properties and the character of the neighborhood. Furthermore, the request is in harmony with the goals and objectives of the Master Plan, specifically Goal 1 to promote economic viability, employment opportunities with developments that are compatible with adjacent land uses, the natural environment, and are well integrated with appropriate circulation systems, services, and facilities.

**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:**

**Current Planning**

- A valid Clark County business license must be issued for this business within 2 years of approval or the application will expire.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Traffic study and compliance.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

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

**APPLICANT:** THOMAS PENN  
**CONTACT:** THOMAS PENN, WINSTON HENDERSON ARCHITECTS, 8689 W. SAHARA AVENUE #100, LAS VEGAS, NV 89117

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# CANNABIS ESTABLISHMENT APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR) (ORIGINAL APPLICATION #) <b>CANNABIS ESTABLISHMENT</b> <input type="checkbox"/> CULTIVATION FACILITY <input checked="" type="checkbox"/> DISPENSARY <input type="checkbox"/> DISTRIBUTOR <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input type="checkbox"/> RETAIL CANNABIS STORE	<b>STAFF</b> APP. NUMBER: <u>UC-210677</u> DATE FILED: <u>11/17/21</u> PLANNER ASSIGNED: <u>DR</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>Jan. 11, 2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>Jan. 19, 2022</u> FEE: <u>\$5,175</u>
	<b>PROPERTY OWNER</b> NAME: <u>Harvest Plaza LLC (Santiago Vega)</u> ADDRESS: <u>3415 West Craig Road #201</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89032</u> TELEPHONE: _____      CELL: <u>702-498-7721</u> E-MAIL: <u>hatoejas@icloud.com</u>

<b>APPLICANT</b>	NAME: <u>Nevada Wellness Center (Frank Hawkins / Andre Rhodes)</u> ADDRESS: <u>3200 South Valley View Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: _____ TELEPHONE: _____      CELL: <u>702-400-8995</u> E-MAIL: <u>frank@frankhawkins.com</u> REF CONTACT ID #: _____
	NAME: <u>Winston Henderson Architects</u> ADDRESS: <u>8880 West Sahara</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-693-0700</u> CELL: _____ E-MAIL: <u>winston@whalv.com tomp@whalv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-17-415-002

PROPERTY ADDRESS and/or CROSS STREETS: 9030 West Flamingo (Flamingo & South El Capitan Way)

PROJECT DESCRIPTION: Tenant improvement of existing building space for use as a new Cannabis Dispensary

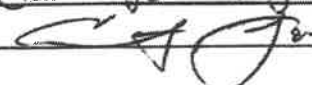
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

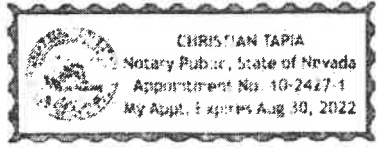
  
 Property Owner (Signature)\*

SANTIAGO VEGA  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11-16-21 (DATE)  
 By Santiago Vega

NOTARY PUBLIC: 





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# Winston Henderson Architects

8689 West Sahara Avenue – Suite 100  
Las Vegas, Nevada 89117  
(702) 893-9700 \* Fax (702) 893-9797

November 11<sup>th</sup>, 2021

Nevada Wellness Center, LLC  
9030 West Flamingo Road  
Las Vegas, Nevada  
APN # 163-17-415-002

UC-21-0677

## JUSTIFICATION LETTER

This is a request for a CC Planning Pre-Application Conference for the proposed installation of a new Nevada Wellness Center Medical / Recreational Marijuana Dispensary at 9030 West Flamingo Road

1. The use of the building & property by Nevada Wellness Center for use as a Medical / Recreational Marijuana Dispensary remains in compliance with Title 30 provisions for zoning & use and does not created any detrimental effects on the surrounding neighborhood.
2. The site existing parking area is in compliance with current codes & ordinances, with no change in required parking nor site .
3. Hours of operations are 24 Hours per day as approved under the current use permit.
4. The site and entrances have 24 Hour a day security monitoring in place, additional security cameras and safeguards as required will also be implemented.

### PER IBC SECTION 3 "USE AND OCCUPANCY"

#### CURRENT USE & OCCUPANCY

Zoned "C-2"

No change proposed

"B" Business / "M" Mercantile

No change proposed

Thomas Penn  
Project Manager  
WHA

Cc:	Frank Hawkins	NWC
	Winston Henderson	WHA



01/19/22 BCC AGENDA SHEET

RETAINING WALL HEIGHT &  
INCREASE FINISHED GRADE  
(TITLE 30)

PATRICK LN/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0674-LEGACY JONES, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for increased wall height.  
**DESIGN REVIEW** for finished grade on 4.0 acres in an R-E (Rural Estates Residential) (AE-65) Zone in the CMA Design Overlay District.

Generally located on the east side of Jones Boulevard, 295 feet south of Patrick Lane within Spring Valley. MN/jor/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-36-301-023

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the wall height to 13.3 feet (7.3 foot retaining/6 foot screen wall) where a 9 foot wall (3 foot retaining/6 foot screen wall) is the maximum allowed per Section 30.64.050.

**DESIGN REVIEW:**

Increase finished grade to 91.5 inches (7.6 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 408% increase).

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6180 S. Jones Boulevard
- Site Acreage: 4
- Project Type: Proposed increased retaining wall height and increase finished grade

**History, Site Plan, & Request**

The site was approved for a congregate care facility via UC-0671-16. The previously approved plans depict a single story building centrally located on the parcel. The building is set back 34 feet from the east property line (rear), 60 feet from the west property line (front), and a minimum of 57 feet from the north and south property lines (interior sides). Parking spaces are located

along the north, east, and west sides of the building. Lastly, access to the site is provided by 2 driveways along the west property line adjacent to Jones Boulevard.

The applicant is proposing to construct retaining walls with screen walls on top along the north, south, and east property lines. The applicant is requesting to increase the retaining wall height along the east property line to a maximum of 7.3 feet where 3 feet is the maximum allowed per Title 30. The applicant submitted a north, south, east section wall plan which shows that the screen wall on top of the varying retaining wall heights will not exceed 6 feet (maximum per Title 30).

Lastly, the applicant is also requesting to increase the proposed finished grade at a maximum of 7.6 feet. The applicant submitted a south to north profile cross-section plan which depicts the proposed increase finished grade of 7.6 feet will be at the southernmost end of the congregate care building.

#### Landscaping

The previously approved plans depict a 15 foot wide landscape area with a detached sidewalk adjacent to Jones Boulevard consisting of trees, shrubs, and groundcover. The landscape areas along the north, south, and east property lines are 10 feet wide which consist of 2 off-set rows of trees. Additional landscape areas consisting of trees, shrubs, and groundcover are located adjacent to the building and within the courtyard areas.

#### Elevation

The previously approved plans depict a 1 story congregate care building with an overall height of 34 feet. The design of the building includes varying roofline heights from 22 feet to 34 feet. The exterior of the building includes a stucco finish with earth tone paint colors. The main entrance of the facility faces east.

#### Applicant's Justification

Per the submitted justification letter, the request to allow a retaining wall height greater than 3 feet stems from the existing topography of the site and the drainage requirements along Jones Boulevard. Furthermore, Jones Boulevard is in conjunction with a large stormwater flow that is approximately 15 inches deep in the 100 year storm event. The proposed building finished floor must be set at twice the depth of flow per the approved drainage study (PW16-55990). The natural topography of the site slopes east and the east property line is 4 feet lower than Jones Boulevard, thus, requiring retaining wall heights higher than 3 feet. Screen walls will not exceed 6 feet. Lastly, in order for the site to properly drain to Jones Boulevard, and avoid impacting neighboring properties the increase finished grade must be to a maximum of 7.6 feet since the existing grade along the east property line is 4 feet lower.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-20-400149 (UC-0671-16)	Second extension of time for a congregate care facility	Approved by PC	January 2021



**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0960	Vacated and abandoned 33 foot wide government patent easements along the north, south, east, and west property lines - recorded	Approved by PC	February 2020
ET-18-400240 (UC-0671-16)	First extension of time for a congregate care facility	Approved by PC	January 2019
VS-0064-17	Vacated and abandoned patient easements - expired	Approved by PC	March 2017
UC-0671-16	Use permit and design review for a congregate care facility with accessory commercial uses	Approved by PC	November 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office & Professional	R-E	Undeveloped
South	Office & Professional	C-P	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Undeveloped
West	Public Facilities	R-E	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning****Waiver of Development Standards**

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

The cross-sections depict that increasing the retaining wall height may visually impact future residential uses to the north, east, and south. Staff is concerned that future neighbors may be subject to seeing a high perimeter wall (maximum of 13.3 feet) without a solution to help soften the visual impact. However, staff finds that the site is currently under construction. Although staff has concerns, staff can support the application if the applicant adds a painted stucco finish to the walls to match the congregate care facility.

## **Public Works - Development Review**

### **Design Review**

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

### **Department of Aviation**

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

The property lies within the AE-65 (65-70 DNL) noise contour for LAS 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 LAS 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:**

#### **Current Planning**

- External face of the east wall to have a painted stucco finish to match the main building.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Comply with approved study PW16-55990;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant 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.

### **Department of Aviation**

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

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

- No comment.

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

**APPLICANT: NSND**

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





# LAND USE APPLICATION PLANNER

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>(ORIGINAL APPLICATION #)</u>  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) <u>(ORIGINAL APPLICATION #)</u>  <input type="checkbox"/> APPLICATION REVIEW (AR) <u>(ORIGINAL APPLICATION #)</u>	<b>STAFF</b>  APP. NUMBER: <u>WS-21-0674</u> DATE FILED: <u>11/16/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>1/11/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>JAN. 19, 2022</u> FEE: <u>\$675 (DR) \$475 (WS)</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Legacy Jones LLC</u> ADDRESS: <u>6877 S Eastern Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(725) 696 7777</u> CELL: <u>(818) 210 6564</u> E-MAIL: <u>LAZAR@JLRED.COM</u>
	<b>APPLICANT</b>  NAME: <u>Legacy Jones LLC</u> ADDRESS: <u>6877 S Eastern Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(725) 696 7777</u> CELL: _____ E-MAIL: <u>LAZAR@JLRED.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Greg Borgel</u> ADDRESS: <u>300 S. 4th St. - # 1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 791-8219</u> CELL: _____ E-MAIL: <u>gborgel@iclaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-36-301-023

PROPERTY ADDRESS and/or CROSS STREETS: 6180 S Jones. Blvd.

PROJECT DESCRIPTION: Skilled Nursing Facility

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to 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)\* [Signature]      Property Owner (Print) Lixin Azarmehr

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON July 25<sup>th</sup>, 2021 (DATE)  
 By Lixin Naq Azarmehr  
 NOTARY PUBLIC: [Signature]



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





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Date: August 12, 2021

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

WS-21-0674

PLANNER  
COPY

RE: 6180 S. Jones Blvd. Legacy Jones Skilled Nursing Facility  
CMU Waiver

Legacy Jones LLC respectfully requesting the following land use applications:

- 1) **Waiver of Development Standards to increase the retaining wall height to 7.3 feet (88 inches) where a 3 foot retaining wall is the maximum height allowed per Section 30.64.050(B)**

**Justification for the waiver request –**

The waiver request to allow a retaining wall greater than 3 feet stems from the existing topography of the site and the drainage requirements along Jones Boulevard. Furthermore, Jones Boulevard has a large stormwater flow that is approximately 15 inches deep in the 100-year storm event. The building finished floor must be set at twice the depth of flow per the Drainage Study. The natural topography of the site slopes east with the east property line being 4 feet lower than Jones Boulevard. When you couple the high building finished floor with the lowering site elevation, retaining walls greater than 3 feet above street elevation are required. Screen walls on top of all of the retaining walls on-site will not exceed 6 feet.

- 2) **Design Review to increase the finished grade to 7.6 feet (91.5 inches) where a maximum of 18 inches is the standard per Section 30.32.040 (a 406% increase).**

**Justification for the design review request –**

Drainage study requires finished floor at twice 100-year storm event flow of 15". Property at east property line is 4 feet lower than at Jones Boulevard. Accordingly, in order to drain property to Jones Boulevard and avoid impacting neighboring properties, finished grade must be increased by 7.6 feet (91 inches).

Thank you for your time in this matter

Respectfully,

Andre Tufenkjian  
Project Manager





02/01/22 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

DURANGO DR/RAFAEL RIVERA WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-21-400184 (VS-19-0817)-LTF REAL ESTATE COMPANY INC:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/bb/jo (For possible action)

RELATED INFORMATION:

APN:  
176-04-101-025; 176-04-101-026

LAND USE PLAN:  
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:  
Project Description

The approved application (VS-19-0817) was a request to vacate and abandon the 33 foot wide patent easements located on the interior, west, east, and south portions of the subject parcel. This request is in support of the approved development plans, previously approved on this property.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0817:

Current Planning

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

Public Works - Development Review

- Grant maintenance access easements and any other easements as required by Public Works;
- Coordinate with Public Works - Development Review Division regarding the location and design of maintenance access easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Applicant's Justification**

The applicant requests an extension of time to vacate patent easements. The applicant is finalizing civil improvement plans and technical studies for submittal in the next few weeks.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-20-0075	Vacated right-of-way intersection knuckle	Approved by ZA	March 2020
ZC-19-0982	Reclassified the subject site to C-2 zoning for a health club with accessory commercial uses, and waivers for increased building height, reduced landscaping, and alternative driveway geometrics	Approved by BCC	January 2020
VS-19-0817	Vacated patent easements	Approved by PC	December 2019
UC-1051-07 (ET-0107-09)	First extension of time to complete modified pedestrian realm requirements - expired	Approved by BCC	July 2009
UC-1051-07	Modified pedestrian realm requirements in conjunction with an approved mixed-use project	Approved by BCC	November 2007
ZC-0189-06 (WC-0304-07)	Waived noise level reduction requirements - expired	Approved by BCC	November 2007
ZC-0189-06	Reclassified the site to U-V zoning for a mixed-use project - expired	Approved by BCC	May 2006
ZC-0829-02	Reclassified a portion of the site to M-D zoning for a plant nursery with a use permit for an off-premises sign	Approved by BCC	August 2002
ZC-1844-00	Reclassified a portion of the site to C-2 zoning for a convenience store and retail center	Approved by BCC	January 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Convenience store, gasoline station, & medical office building
South*	Corridor Mixed-Use	U-V	Approved mixed-use development
East	Corridor Mixed-Use	C-2	Office buildings & undeveloped
West	Corridor Mixed-Use	C-2	Large scale retail business (IKEA)

\*Immediately to the south is the CC 215.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until February 1, 2024 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: MARGO GAGLIANO**

**CONTACT: MARGO GAGLIANO, HERITAGE SURVEYING NV, 1895 VILLAGE  
CENTER CIRCLE, LAS VEGAS, NV 89134**

DRAFT

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# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-19-0817</u>	<b>DEPARTMENT USE</b>	<b>APP. NUMBER:</b> <u>ET-21-400184</u>	<b>DATE FILED:</b> <u>12-15-2021</u>
		<b>PLANNER ASSIGNED:</b> <u>SSB</u> <b>TAB/CAC:</b> <u>Spring Valley</u> <b>PC MEETING DATE:</b> <u>2-1-2022</u> <b>BCC MEETING DATE:</b> _____ <b>FEE:</b> <u>500</u>	<b>TAB/CAC DATE:</b> <u>1-11-2022</u>

<b>PROPERTY OWNER</b>	<b>NAME:</b> <u>LTF Real Estate Company, Inc.</u>
	<b>ADDRESS:</b> <u>2900 Corporate Place</u>
	<b>CITY:</b> <u>Chanhassen</u>
	<b>TELEPHONE:</b> <u>952-401-2581</u>
	<b>E-MAIL:</b> <u>CCAMPBELL@LT.LIFE</u>
	<b>STATE:</b> <u>MN</u> <b>ZIP:</b> <u>55317</u>
	<b>CELL:</b> _____

<b>APPLICANT</b>	<b>NAME:</b> <u>Heritage Surveying Nevada, Inc.</u>
	<b>ADDRESS:</b> <u>1895 Village Center Circle</u>
	<b>CITY:</b> <u>Las Vegas</u>
	<b>TELEPHONE:</b> <u>702-212-4016</u>
	<b>E-MAIL:</b> <u>mgagliano@hsnvi.com</u>
	<b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89502</u>
	<b>CELL:</b> _____
	<b>REF CONTACT ID #:</b> _____

<b>CORRESPONDENT</b>	<b>NAME:</b> <u>Heritage Surveying Nevada, Inc.</u>
	<b>ADDRESS:</b> <u>1895 Village Center Circle</u>
	<b>CITY:</b> <u>Las Vegas</u>
	<b>TELEPHONE:</b> <u>702-212-4016</u>
	<b>E-MAIL:</b> <u>mgagliano@hsnvi.com</u>
	<b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89502</u>
	<b>CELL:</b> _____
	<b>REF CONTACT ID #:</b> _____

**ASSESSOR'S PARCEL NUMBER(S):** 176-04-101-025 & 176-04-101-026

**PROPERTY ADDRESS and/or CROSS STREETS:** SE Corner of Durango & Sunset  
6505 High Street

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

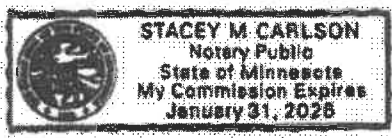
Mike J. Kaman  
**Property Owner (Signature)\***

MIKE J. KAMAN  
**Property Owner (Print)**

STATE OF MINNESOTA  
COUNTY OF CARVER

SUBSCRIBED AND SWORN BEFORE ME ON November 11, 2021 (DATE)  
By MIKE J. KAMAN

NOTARY PUBLIC: [Signature]



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

APR-21-10/521



# Heritage Surveying Nevada, Inc.

Project: **Vegas Life Time Site (Sunset & Durango)**  
(Patent Easement Vacation)  
HSN Job #: 501.0193.03

November 8, 2021

Subject: **Justification Letter**  
Clark County Comprehensive Planning  
500 S. Grand Central Pkwy  
Las Vegas, Nevada 89155

To whom it may concern,

This letter to serve as a justification for the request to vacate the 33' wide Patent Easements lying within APN: 176-04-101-025 & 176-04-101-026 near Sunset & Durango to unencumber the property for future development. We are also asking for an extension of time due to the application expiring on December 3<sup>rd</sup>, 2021. Thank you for your consideration and if you have any questions, or concerns please contact me at 702-212-4016.

Sincerely,



Margo Gagliano  
Mapping Coordinator  
**Heritage Surveying Nevada Inc.**  
1895 Village Center Circle  
Las Vegas, Nevada 89134  
(702) 212-4016 Office  
(702) 812-0115 - Cell  
[mgagliano@hsvd.com](mailto:mgagliano@hsvd.com)

ET-21-400184  
PLANNER  
COPY





02/01/22 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT      SUNSET RD/QUARTERHORSE LN  
(TITLE 30)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**NZC-21-0721-SUNSET CORRIDOR, LLC:**

**ZONE CHANGE** to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street intersection off-set; and 2) allow modified driveway design standards.

**DESIGN REVIEW** for a single family residential development.

Generally located 615 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley (description on file). JJ/md/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-05-101-014; 176-05-101-015

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce street intersection off-set to 95 feet where 125 feet is required per Chapter 30.52 (a 24% reduction).
2. Reduce the driveway distance to a spandrel to 6 feet where a minimum distance of 12 feet is required per Uniform Standard Drawing 222 (a 50% reduction).

**LAND USE PLAN:**

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (MN) - UP TO 8 DU/AC

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.7
- Number of Lots: 47
- Density (du/ac): 10.1
- Minimum/Maximum Lot Size (square feet): 2,756/4,504 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 27
- Square Feet: 1,478 to 1,913

- Open Space Required/Provided: 11,812/12,470

### **Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify 4.7 acres from an R-E zoning district to an RUD zoning district to allow a single family residential development. The applicant conducted a neighborhood meeting on September 23, 2021, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Nine people attended the meeting with questions concerning traffic, density, and timing for a traffic light at Quarterhorse Lane.

### **Site Plans**

The plans depict a single family residential development consisting of 47 lots on 4.7 acres with a density of 10.1 dwelling units per acre. The minimum and maximum lot sizes are 2,756 and 4,504 square feet, respectively. The sole means of ingress and egress to the proposed development is via a 39 foot wide east/west private street (Drive A) that connects to Quarterhorse Lane. The east/west private street connects to a 39 foot wide north/south private street terminating in a cul-de-sac bulb at the north portion of the development. A 4 foot wide attached sidewalk, located between "Drive A" (private street) and the north property line of Lot 3 and Lot 27, connects to a proposed 5 foot wide attached sidewalk along Quarterhorse Lane. The proposed development requires 11,812 square feet of open space where 12,470 square feet of open space is provided. The open space area is located at the northeast portion of the development, immediately adjacent to the terminating cul-de-sac bulb. A waiver of development standards is requested to reduce the street intersection off-set between "Drive A" (private street), and Martin Avenue, a public right-of-way. A second waiver is requested to reduce the driveway distance to a spandrel for Lot 3, located immediately south of "Drive A". The finished grade for the proposed single family residential development will not exceed 36 inches.

### **Landscaping**

The plans depict an open space area consisting of 12,470 square feet located within the northeast portion of the development, immediately adjacent to the terminating cul-de-sac bulb. Per Code requirements, 11,812 square feet of open space is required for the project site. The open space area consists of a play area with a variety of trees. A 5 foot wide attached sidewalk is proposed along Quarterhorse Lane.

### **Elevations**

The plans depict 2 story model homes with multiple elevations with a maximum height of 27 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, stone veneer, and varying roof lines. Architectural enhancements are featured on all elevations including window fenestration, faux shutters, and stucco pop-outs.

### **Floor Plans**

The plans depict 2 story model homes with multiple floor plans ranging between 1,478 to 1,913 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a great room. All models feature 2 car garages.

**Applicant's Justification**

The applicant states the requested waivers of development standards will not impact the surrounding property owners and will not have a detrimental impact on the adjacent properties. The waiver requests are necessary to develop the proposed single family residential development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0536	Vacated patent easements and right-of-way - recorded	Approved by PC	September 2018
NZC-0185-04 (ET-0247-07)	First extension of time to reclassify a 2.5 acre portion of the site from R-E to CRT zoning for an office complex - expired	Approved by BCC	September 2007
NZC-0185-04	Reclassified a 2.5 acre portion of the site from R-E to CRT zoning for an office complex - expired	Approved by BCC	August 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2*	Undeveloped
South & West	Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac)	R-2	Single family residential
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Undeveloped

\* A non-conforming zone change, NZC-21-0727, is proposed immediately north of the project site to reclassify a portion of APN 176-05-101-004 to R-2 zoning for a single family residential development consisting of 38 lots.

**Related Applications**

Application Number	Request
VS-21-0722	A request to vacate right-of-way is a companion item on this agenda.
TM-21-500201	A tentative map for a 47 lot single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Current Planning**  
**Zone Change**

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

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

The applicant states there have been multiple changes the last several years within the Spring Valley planning area. Residential and commercial parcels have been developed and now are operating in the southwest portion of the valley. A byproduct of the increased residential and employment opportunities is a sharp increase in housing demand for the area. Based on these recent residential developments in the valley, and the overwhelming demand for additional housing, these trends support the request for the proposed development.

Immediately to the north of the proposed subdivision is an undeveloped parcel zoned C-2 with a planned land use of Corridor Mixed-Use. To the west and south of the of the project site is an existing single family residential development zoned R-2 with a planned land use of Mid-Intensity Suburban Neighborhood. Immediately to the east of the proposed development, across Quarterhorse Lane, are 2 project sites consisting of 16.4 acres and 15 acres, respectively, previously approved for multiple family developments. The project sites are zoned R-4 with planned land uses of Mid-Intensity Suburban Neighborhood and Urban Neighborhood. The 16.4 acre site was approved by the Board of County Commissioners (BCC) via NZC-19-0921 in March 2020. The 15 acre site was approved by the BCC via ZC-19-0985 in March 2020. The trend in this area is for both single family and multiple family residential development. The proposed zone change to RUD for single family residential development is consistent and compatible with the existing and approved development in this area and is appropriate for this location.

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

The applicant indicates the existing land use planned properties to the north of the site planned for commercial, that could be developed with several different alternatives such as retail or other commercial uses. The proposed development is well positioned to provide the housing necessary to support the future uses in the area. Higher densities are currently proposed to the east of the site, with an apartment complex development being constructed with R-4 zoning. To the south and west there are existing R-2 developments and other scattered residential use throughout the area.

Immediately to the north of the proposed subdivision is an undeveloped parcel zoned C-2 with a planned land use of Corridor Mixed-Use. To the west and south of the project site is an existing single family residential development zoned R-2 with a density of 7.6 dwelling units per acre with a planned land use of Mid-Intensity Suburban Neighborhood. To the northeast of the proposed development, across Quarterhorse Lane, is a previously approved multiple family development zoned R-4 with a density of 19.9 dwelling units per acre and a planned land use of Mid-Intensity Suburban Neighborhood. Furthermore, immediately to the east of the project site, across Quarterhorse Lane, is a previously approved multiple family development zoned R-4 with a density of 22.2 units per acre and a planned land use of Urban Neighborhood. Therefore, staff

finds that the density and intensity of the proposed project, a single family residential development with a density of 10.1 dwelling units per acre, is compatible with the existing and planned land uses in the surrounding area.

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

According to the applicant, the proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. All required public facilities are directly adjacent to the site within the public rights of ways. Moreover, the development will provide recreational amenities which will not burden Clark County recreation facilities. The Applicant will mitigate any impacts the proposed development may have.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The school district has indicated this development would generate 10 additional elementary school students, 5 middle school students, and 7 high school students. Furthermore, the school district has indicated that Tanaka Elementary School, Faiss Middle School, and Sierra Vista High School are currently 54, 171, and 226 students over capacity, respectively.

The plans depict 15 residential lots with direct access onto Quarterhorse Lane, which is designated as a local street within the Southwest Valley Transportation plan. A local street typically provides access to abutting properties within low or medium density residential use districts. Furthermore, only T point of ingress and egress is provided for the proposed subdivision via a private street (Drive A) connecting to Quarterhorse Lane. Immediately to the east of the project site, across Quarterhorse Lane, are 2 previously approved multiple family developments. The first development, NZC-19-0921, consists of 326 units with a density of 19.9 units per acre. The only means of ingress and egress to this previously approved development is via Quarterhorse Lane. The second multiple family development, ZC-19-0985, consists of 332 units with a density of 22.2 units per acre. The primary means of ingress and egress to this development is granted via Quarterhorse Lane, with a secondary point of egress only along Martir Avenue. Staff is concerned the proposed single family residential development, in conjunction with the previously approved multiple family developments, may potentially have a substantial adverse effect on Quarterhorse Lane and the existing volume of vehicular traffic.

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

The applicant states the site is designed to be compatible with adjacent land use and off-site circulation patterns. The Site is located adjacent to an existing public street, Quarterhorse Lane. The site will also have quick access to Sunset Road and Durango Drive. Not only is the proposed development compatible with the general policies of the Master Plan, but it is also compatible with the more specific residential policies within the Master Plan. For example, the Master Plan encourages the use of drought tolerant landscaping. Here, the landscaping complies with all Title 30 requirements. The plan also encourages spatial distribution rather than massing of buildings.

Here, the buildings are oriented in various directions to avoid the monotone linear pattern. Additionally, the residences feature a variety of elevations.

The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The single family residential development to the west and south was approved for 7.6 dwelling units per acre. The previously approved multiple family developments to the east of the project site, across Quarterhorse Lane, were approved for 19.9 and 22.2 units per acre, respectively. Staff finds the project complies with Policy 1.3.2 that encourages a mix of housing options, both product types and unit sizes, within larger neighborhoods and multiple family developments.

### **Summary**

#### **Zone Change**

Staff finds that there is a trend changing the character and condition of the area which makes this request appropriate. The density and intensity of the proposed project are consistent and compatible with existing and planned developments in this area. There has been no indication that the proposed project will have an adverse impact on public services or facilities in the area. The applicant has provided a sufficient compelling justification for this nonconforming zone boundary amendment request. However, since staff is not supporting the associated design review with this request, staff cannot support the nonconforming zone boundary amendment.

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

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

#### **Design Review**

Architectural enhancements, including varying rooflines, are provided on all sides of the proposed residences. Additionally, more open space is provided within the development than what is required per Code. Staff finds that the design of the residences and the overall site comply with Policy 1.3.1 of the Master Plan which encourages the integration of varied housing models, architectural styles, streetscapes, common landscape areas, and other character-defining features that contribute to a distinct neighborhood identity. However, staff is concerned that only 1 point of ingress and egress is provided for the proposed subdivision via a private street connecting to Quarterhorse Lane. Per the Southwest Valley Transportation plan, Quarterhorse Lane is designated as a local street. A local street typically provides access to abutting properties within low or medium density residential use districts. Staff is concerned the proposed single family residential development, in conjunction with the previously approved multiple family developments along Quarterhorse Lane, may potentially have a substantial adverse effect on the existing street and the volume of vehicular traffic in the immediate area. Therefore, staff recommends denial of the design review.

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

#### **Waiver or Development Standards #1**

Staff cannot support the reduction in the street intersection off-set. Staff is concerned with the amount of traffic in the area that will cause conflicts between vehicles on Martin Avenue and Drive "A". This is a self-imposed hardship that could be addressed with a site redesign.

#### **Waiver or Development Standards #2**

Staff cannot support the reduction from the driveway on Lot 3 to the spandrel. In conjunction with Waiver of Development Standards #1, this reduction increases the potential for collisions.

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 2, 2022 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:**

#### **Current Planning**

If approved:

- Resolution of Intent to complete in 4 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

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

#### **Building Department - Fire Prevention**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0427-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RICHMOND AMERICAN HOMES**

**CONTACT: VTN-NEVADA, 2727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NV  
89146**

DRAFT





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- ANNEXATION REQUEST (AR)
- EXTENSION OF TIME (ET)
- APPLICATION REVIEW (AR)

STAFF

APP. NUMBER: 12c-21-0721 DATE FILED: 12/13/21  
 PLANNER ASSIGNED: MNO  
 TAB/CAC: SPRING VALLEY TAB/CAC DATE: 1/11/22 @ 6:00P.M.  
 PC MEETING DATE: 2/11/22 @ 7:00P.M.  
 BCC MEETING DATE: 3/2/22 @ 9:00A.M.  
 FEE: \$3,268.00

PROPERTY OWNER

NAME: SUNSET CORRIDOR LLC  
 ADDRESS: 9500 HILLWOOD DRIVE, SUITE # 201  
 CITY: LAS VEGAS STATE: NV ZIP: 89134  
 TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_

APPLICANT

NAME: RICHMOND AMERICAN HOMES  
 ADDRESS: 7770 DEAN MARTIN DRIVE, SUITE # 308  
 CITY: LAS VEGAS STATE: NV ZIP: 89139  
 TELEPHONE: (702)240-5605 CELL: \_\_\_\_\_  
 E-MAIL: Angela.Finley@mdch.com REF CONTACT ID #: \_\_\_\_\_

CORRESPONDENT

NAME: VTN-NEVAD c/o: Jeffrey Armstrong  
 ADDRESS: 2727 SOUTH RAINBOW BOULEVARD  
 CITY: LAS VEGAS STATE: NV ZIP: 89146  
 TELEPHONE: (702)873-7550 CELL: \_\_\_\_\_  
 E-MAIL: jeffreya@vtnnv.com REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 176-05-101-014  
 PROPERTY ADDRESS and/or CROSS STREETS: QUARTERHORSE LANE and SUNSET ROAD  
 PROJECT DESCRIPTION: A RESIDENTIAL DEVELOPMENT

(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.

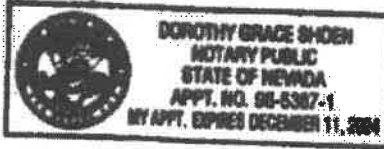
[Signature]  
 Property Owner (Signature)\*

Khosro Pourghahreman  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 26, 2021 (DATE)  
 by Khosro Pourghahreman

NOTARY PUBLIC: Dorothy Grace Shoen



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





8/11/2021, Revised 10/12/2021, Revises 11/2/2021, Revised 11/09/2021, Revised 12-01-2021

W.O # 8118

CLARK COUNTY  
Planning Department  
500 Grand Canyon Parkway  
Las Vegas, Nevada 89155

Attention: Planning Department

- Subject:
1. Non-Conforming Zoning Change
  2. Design Review
  3. Tentative Map
  4. Waiver of Development Standards

*NZC-21-0721*

**PLANNER  
COPY**

RE: APN's 176-05-101-014 and 15 - 4.68 Gross Acres

Planning Department:

On behalf of our client Richmond American Homes, VTN Nevada is requesting the approval of a Non-Conforming Zone Change with RUD, Design Review and Tentative Map, Vacation of right of way and Waivers of Development Standards for the above referenced parcels. DR Horton is proposing to develop the subject parcels of land as a 47-Lot residential development with a proposed zoning of RUD (Residential Urban Density District) from R-E (Rural Residential Estates) with land designations of RH (Residential High) within the Spring Valley Land Use planning area, Commissioner Justin Jones's district.

The proposed residential development is located west of Quarterhorse Lane and south of Sunset Road.

**Project Information:**

The project consists of a 4.68 +-acre (gross). The site consists of two (2) parcels under different ownership as follows:

1. 176-05-101-014

The site is currently zoned RE (Rural Estates Residential) and is designated as RS (Residential Suburban) within the Spring Valley Land Use Plan area.

2. 176-05-101-015

The site is currently zoned RE (Rural Estates Residential) and is designated as RS (Residential Suburban) within the Spring Valley Land Use Plan area.

The project site is bound by properties with planned land use and zoning as follows:

- South: R2 (Medium Density Residential) and RS (Residential Suburban)
- West: R2 (Medium Density Residential) and MDP (Major Development Project)



- North: C2 (General Commercial) and CG (Commercial General)
- East: R4 (Multiple-Family Residential-High Density-25 du/ac) and RUC (Residential Urban Center)

### **Non Conforming Zoning Change**

The applicant is requesting a Non-Conforming Zone Change for the following:

1. Zoning: From RE (Rural Estates Residential) to RUD (Residential Urban Density District)

### **The Project**

The proposed 47-lot residential subdivision will be constructed on vacant land located west of Quarterhorse Lane and south of Sunset Road.

The plans depict a proposed single-family residential development consisting of 47 residential lots on approximately 4.68 +/- acres for an overall density of 10.04 dwelling units per gross acre. The project consists of the following lot size:

1. Lot Size @ 35' x 77.37' = 2,707 sf. (2,000 sf. per RUD)

The proposed single-family detached lot sizes range from 2,756 square feet to 4,186 square feet for an average lot size of 3,323 square feet.

### **Interior Streets**

The proposed lots have access from the proposed internal street networking consisting of 39-foot private streets, with roll curbs and a 4-foot sidewalk on one (1) side of the street within an easement.

### **Landscaping**

The development is proposing a 12,470 square foot private open space area for residents as shown on the Landscape Plan. The amenities for the open space have not been determined at this time.

### **Public Street**

The subject properties are located west of Quarterhorse Lane and south of Sunset Road. Quarterhorse Lane is currently a 60-foot right of way with limited improvements. The proposed development will be providing full street improvements along the property frontage. The proposed improvement will include full pavement, curb and gutter, sidewalks and streetlights.



## **Land Use Request:**

### **1. Non-Conforming Zone Changes**

#### **Request:**

From R-E (Rural Residential Estates) to RUD (Residential Urban Density District)

The applicant believes that the proposed zone changes will be consistent with the current trends of development and land use designation of RUD (Residential Urban density District) – up to 14 du/ac) and RH (Residential High – from 8 du/ac to 18 du/ac) as designated in the Spring Valley Land Use Plan.

#### **Non-Conforming Zone Changes**

*Zone Boundary Amendments are non-conforming when the zoning district being requested is outside of the range of densities and intensities permitted in the land use category or when the change being requested is in conflict with the Community District Element. Spring Valley has received applications for Non-conforming Zone Changes since the last plan update. These Nonconforming Zone Changes have been the cause of several of the changes to the land use map.*

*Non-conforming Zone Changes can result in areas developing in unexpected ways from those planned. This often will have a significant impact on public facilities such as schools, police, fire, transit and transportation. These zone changes can be controversial and may lead to dramatic changes in existing neighborhoods.*

*Title 30 now requires all Non-Conforming Zone Boundary Amendments for the Spring Valley Planning Area without an established Development Agreement to be received for accumulative concerns not normally received as a single application, have a pre-application conference, a neighborhood meeting with public hearings at the Planning Commission (PC) and Board of 30 Enterprise Land Use Plan County Commissioners (BCC). In addition, a Non-Conforming Zone Boundary Amendment under Title 30 has submittal restrictions for two years after the adoption of a land use plan.*

#### **Response**

The Spring Valley Land Use Plan Designation for the subject site is RS (Residential Suburban). The request satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30. With RUC (Residential Urban Center-18 to 32 du/ac) to the east and RS (Residential Suburban-up to 8 du/ac.) to the west and south, the proposed development provides a logical transition of the densities.

Further, the Site is located near Sunset Road between Fort Apache Road and Durango Drive, both heavily travelled right of ways. These roads are intended to support high volumes of traffic. Therefore, the overall density and intensity is compatible with the area and the site is the ideal transitional piece for the area and planned uses. The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Moreover, the Site will provide recreational amenities which will not burden Clark County recreation facilities. Finally, the Applicant will mitigate any impacts the proposed development may have. Pursuant to the general policies of the new Urban Land Use Policies. Here, the site is located in an area that is predominately residential homes. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Single-Family Residential policies of the Urban Land Use Policies.





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

There is an abundance of existing residential use in the immediate area, therefore, the nonconforming zone change request from RE to RUD is appropriate.

**"Compelling Justification"** means the satisfaction of the following criteria for proposed amendments:

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

**Response**

The Spring Valley Land Use Plan was last amended in October of 2014. There have been multiple changes the last several years within the southwest sector. Residential and commercial parcels have been developed and now are operating in the southwest portion of the valley. A byproduct of the increased residential and employment opportunities is a sharp increase in housing demand for the area. Based on these recent residential developments in the valley, and the overwhelming demand for additional housing, these trends support the request for the proposed development.

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

**Response**

With the existing land-use planned properties to the north of the site planned for commercial, that could be developed with several different alternatives such as retail or other commercial uses etc., the proposed development is well positioned to provide the housing necessary to support the future uses in the area. Higher densities are currently proposed to the east of the site, with an apartment complex development being developed with R-4 densities. To the south and west there are existing R-2 developments and other scattered residential use throughout the area.

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

**Response**

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. All required public facilities are direct adjacent to the site within the public rights of ways. Moreover, the development will provide recreational amenities which will not burden Clark County recreation facilities. The Applicant will mitigate any impacts the proposed development may have.

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

**Response**

Pursuant to the general policies of the Land Use Policies, the site is designed to be compatible with adjacent land use and off-site circulation patterns. The Site is located adjacent to an existing public street. The site will also have quick access to the Sunset Road and Durango Drive. Not only is the proposed development compatible with



the general policy of the Land Use Polices, but it is also compatible with the more specific residential and meet the criteria for Non-Conforming Zone Changes of the Spring Valley Land Use Plan.

- Policy 53 encourages the use of drought-tolerant landscaping. Here, the landscaping complies with all Title 30 requirements.
- Policy 55 encourages spatial distribution rather than the massing of buildings. Here, the buildings are oriented in various directions to avoid the monotone linear pattern. Additionally, the design review shows varied elevations.

### **30.24.070 Open Space Requirements**

*Open space areas that are conveniently located, accessible, and visible (defensible space concepts) for the occupants of the development shall be provided as required and may contain such elements as pools, tennis courts, ball fields, and various buildings or structures intended for recreational use. Modifications to these requirements shall only be permitted in conformance with subsection (c)(2) below.*

*a. Open space areas that enhance circulation within a site, promote pedestrian use and safety, and improve a site's aesthetic qualities are expected to satisfy the following criteria:*

*1. Open space should be designed to provide a mix of active and passive activity areas. Small pocket areas should be avoided whenever possible and combined into one (1) aggregate area which includes amenities. While natural areas may be preserved as open space, areas with twelve percent (12%) or greater slopes should not be the only open space provided within a development.*

#### **Response**

Within the community, there will be landscaping and amenities for the residents. There is 12,470 square feet of open space being provided where only 11,812 square feet of open space is required. The amenities for the community park have not been determined at this time.

1. *Open space areas should be accessible to all property owners within the development and connected by a comprehensive on-site pedestrian circulation system.*

#### **Response**

The provided open space will be accessible to all residents of the development.

2. *Open space areas, including plazas and courtyards, should be designed, located, and landscaped to take advantage of solar orientation, maximize water conservation measures, and afford summer shade and winter sunshine.*

#### **Response**

The provided open space will be centrally located within the development. The open space will take advantage of any solar opportunities and utilized all water conservation methods available.

3. *Where possible, on-site recreation areas should be linked with any appropriate transportation, bicycle, open space, trails or other similar approved plan. When the property is on a trail designated by an adopted plan, the trail shall be provided and that area developed for the trail may be counted as part of the required open space, even if the trail is dedicated. Similarly, if the identified trail is planned for a natural wash adjacent to or bisecting the development, the area of the wash developed as a trail or with recreational amenities may be counted as part of the open space as well.*



**Response**

The proposed open space will be connected to the adjacent public streets with sidewalk to provide pedestrian access to trail and transportation.

*b. Required open space shall consist of connected, contiguous areas that are greater than or equal to 200 square feet with widths no smaller than 10 feet and shall not include the following: required street landscaping; drives or driveways; parking lots or bays and loading areas; and utility or service areas. Perimeter landscaping may not be included in the open space calculations.*

**Response**

The provided open space conform to these requirements. No provide open space is less than the 10-foot minimum and is greater than 200 square feet in size.

*c. Open Space Requirements For Residential Development: 1. For all development with ten (10) or more lots or units and all development at six (6) or more units per acre regardless of how many lots or units, open space shall be provided at 1.65% of the project's density per acre multiplied by the project's gross acreage multiplied by 35%.  $(.0165) \times (\text{dwelling units per acre}) \times (\text{total acreage}) \times (.35) = \text{required open space (in acres)}$  (For conversion to square footage, multiply the open space acreage by 43,560)*

**Response**

Within the community, there will be lush landscaping and ample amenities for the residents. There is 12,470 square feet of open space being provided where only 11,011 square feet of open space is required.

The calculations are as follows:

$$(.0165) \times (\text{du/ac}) \times (\text{total acreage}) \times (.35) = \text{required open space}$$

$$.0165 \times 10.04 \times 4.36 \times .35 = 0.252 \text{ sf.}$$

$$0.252 \times 43,560 = 11,011 \text{ sf.}$$

**3. Design Review**

**Request:**

- a. To allow for fill greater than 18 inches up to 34 inches.

The submitted cross section show a maximum fill location of 2.76 feet at Lot # 22, however the final grading quantities may increase, therefore we are requesting a maximum of 30 inches of fill at this time. This request is due to the topographic constraints on the parcel in order to create positive drainage through the site.

**4. Waivers of Development Standards**

1. To allow a reduced setback to the driveway from the BRC for lot # 3 from 12 feet to 6 feet.
2. To allow for a reduce street offset reduction from 125.00 feet to 95.74 feet between the proposed Drive A and Martin Avenue.

**Section 30.16.100 – Waiver of Development Standards**

*1. The applicant for a waiver of development standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:*

*A. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;*



**Response**

The requested waivers will not detrimentally affect the adjacent properties in any way.

*B. The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public welfare;*

**Response**

The requested waivers will not adversely affect the surrounding property owners in any way. The waivers are the minimum necessary to development the site.

Waiver # 1 is to allow a reduction of the setback from the BC to the driveway for lot # 3 from 12 feet to a minimum of 6.0 feet.

Waiver # 2 To allow for a reduce street offset reduction from 125.00 feet to 95.74 feet between the proposed Drive A and Martin Avenue.

*C. The granting of such application shall be in harmony with the general purpose, goals, objectives and standards of the Plan and of this Title, and;*

**Response**

The requested waivers will not adversely affect the surrounding property owners in any way. The waivers are the minimum necessary to development the site and will meet the standards and objectives of the Title 30.

*D. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities or services*

**Response**

The requested waivers will not create any impact on the surrounding property owners in any way. The waivers are the minimum necessary to development the site.

**Architectural Plans**

**Single Family Detached**

The elevations for the 25-foot high product show four (4) two-story single-family detached residential models. Each model has three (3) elevations including covered porches, building pop-outs, etc. All elevations on the plans depict enhanced architectural elements. The floor plans show homes ranging in size from 1,478 to 1,913 square feet (livable area) with options, which may further increase the area of each model. All models will have a 2-car garage (front-loaded).

**Utilities**

**Sanitary Sewer**

Sewer service is provided from two (2) exiting (8) eight-inch sanitary sewer lines located in Quarterhorse Lane. The applicant is proposing to connect to one of the lines to provide service to the proposed development.

**Water**

Existing water service is also located in Quarterhorse Lane, which consists of an existing 8-inch line. The applicant is proposing to connect to this line to provide service to the proposed development.





Storm Drainage

Drainage from the site will be directed through the internal private streets and conveyed to Quarterhorse Lane to an existing 18-inch RCP line and will conform to Clark County standards.

Flood Zone

The subject property is not within a flood zone.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

*Jeffrey Armstrong*

Jeffrey Armstrong  
Planning Manager

cc: Angela Pinley, PE, Richmond American Homes  
Dave Edwards, PE, VTN-Nevada



12

02/01/22 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

SUNSET RD/QUARTERHORSE LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-21-0722-SUNSET CORRIDOR, LLC:

VACATE AND ABANDON a portion of a right-of-way being Wagon Trail Avenue located between Quarterhorse Lane and Dapple Gray Road (alignment) within Spring Valley (description on file). JJ/md/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

176-05-101-003; 176-05-101-004; 176-05-101-014; 176-05-197-007, 176-05-114-016

**LAND USE PLAN:**

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (MN) – UP TO 8 DU/AC

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of existing right-of-way being Wagon Trail Avenue, measuring up to 35 feet in width and 9,342 square feet in area. The portion of right-of-way being vacated is located on the west side of Quarterhorse Lane, between APNs 176-05-101-004 and 176-05-101-014. The right-of-way is no longer required for street connectivity purposes and the vacation is necessary to develop the subject property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0536	Vacated patent easements and right-of-way - recorded	Approved by PC	September 2018
NZC-0185-04 (ET-0247-07)	First extension of time to reclassify a 2.5 acre portion of the site from R-E to CRT zoning for an office complex - expired	Approved by BCC	September 2007
NZC-0185-04	Reclassified a 2.5 acre portion of the site from R-E to CRT zoning for an office complex - expired	Approved by BCC	August 2004

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2*	Undeveloped
South & West	Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac)	R-2	Single family residential
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Undeveloped

\* A non-conforming zone change, NZC-21-0727, is proposed immediately north of the project site to reclassify a portion of APN 176-05-101-004 to R-2 zoning for a single family residential development consisting of 38 lots.

### Related Applications

Application Number	Request
NZC-21-0721	A nonconforming zone change to reclassify 4.7 acres from an R-E zone to an RUD zone for a proposed single family residential development is a companion item on this agenda.
TM-21-500201	A tentative map for a 47 lot single family residential development is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Public Works - Development Review

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

#### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 2, 2022 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:

#### Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 60 feet for Sunset Road and the associated spandrel;
- Reserve the east 20 feet of APN 176-05-199-010 for drainage purposes;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-21-0722; that CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the District.

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

**APPLICANT: RICHMOND AMERICAN HOMES  
CONTACT: VTN-NEVADA, 2727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NV  
89146**



2



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>V5-21-0722</u>	DATE FILED: <u>12/13/21</u>
		PLANNER ASSIGNED: <u>MND</u>	TAB/CAC DATE: <u>1/11/22</u>
		TAB/CAC: <u>SPRING VALLEY</u>	PC MEETING DATE: <u>2/1/22 @ 7:00 P.M.</u>
		BCC MEETING DATE: <u>3/2/22 @ 9:00 A.M.</u>	<u>@ 6:00 P.M.</u>
		FEE: <u>\$875.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>SUNSET CORRIDOR LLC</u>
	ADDRESS: <u>9500 HILLWOOD DRIVE, SUITE # 201</u>
	CITY: <u>LAS VEGAS</u>
	STATE: <u>NEVADA</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
E-MAIL: _____	

<b>APPLICANT</b>	NAME: <u>RICHMOND AMERICAN HOMES</u>
	ADDRESS: <u>7770 DEAN MARTIN DRIVE, SUITE # 308</u>
	CITY: <u>LAS VEGAS</u>
	STATE: <u>NEVADA</u> ZIP: <u>89139</u>
	TELEPHONE: <u>702)240-5605</u>
E-MAIL: <u>Angela.Pinley@mdch.com</u>	
REF CONTACT ID #: _____	

<b>CORRESPONDENT</b>	NAME: <u>VTN-NEVADA c/o: Jeffrey Armstrong</u>
	ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u>
	CITY: <u>LAS VEGAS</u>
	STATE: <u>NEVADA</u> ZIP: <u>89146</u>
	TELEPHONE: <u>(702)873-7550</u>
E-MAIL: <u>jeffreya@vtnnv.com</u>	
REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-05-101-014, 176-05-101-003, 176-05-101-004 and 176-05-197-007

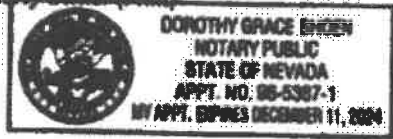
PROPERTY ADDRESS and/or CROSS STREETS: QUARTERHORSE LANE & SUNSET ROAD

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

[Signature]  
Property Owner (Signature)\*

Khosro Pourghahreman  
Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON July 26, 2021 (DATE)  
 by Khosro Pourghahreman  
 NOTARY PUBLIC: Dorothy Grace Ethen



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





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October 4, 2021, Revised 11/9/2021  
W.O. 8118

VS-21-0722

Clark County  
Department of Planning  
550 Grand Central Parkway  
Las Vegas, Nevada 89155

PLANNER  
COPY

Attention: Planning Department

Subject: Vacation Request  
APNs: 176-05-101-014 and 015

Planning Department,

On behalf of our client Richmond American Homes, VTN Nevada is requesting the approval of a Vacation of the following:

1. To vacate 30 feet of public/dedicated right of way north of APN # 177-05-101-014 along the Wagon Trail Avenue alignment west of Quarterhorse Lane.

Justification

This request is requested due to the fact that the Wagon Trail alignment is no longer need and will not be developed as a part of any development.

PUBLIC RIGHT-OF-WAY DOCUMENT NUMBER 1569:1528279

BEING THAT ALL OF THAT CERTAIN PUBLIC RIGHT-OF-WAY KNOWN AS WAGON TRAIL AVENUE DEDICATED PER THAT CERTIFICATE OF LAND DIVISION 55-82 ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA AS BOOK 1569, INSTRUMENT NUMBER 1528279, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE NORTH 30.00 FEET OF GOVERNMENT LOT 24 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE EAST 30.00 FEET THEREOF.

TOGETHER WITH THE THAT SPANDREL AREA IN THE NORTHEAST CORNER THEREOF CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET AND BEING TANGENT ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTHERLY 30.00 FEET AND TANGENT ON THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF EASTERLY 30.00 FEET THEREOF.



**PUBLIC RIGHT-OF-WAY DOCUMENT NUMBER 20010118:01391**

BEING THAT ALL OF THAT CERTAIN PUBLIC RIGHT-OF-WAY KNOWN AS "WAGON TRAIL AVENUE" DEDICATED BY THAT CERTAIN GRANT, BARGIN, SALE DEED ON FILE IN THE OFFICE OF HE COUNTY RECORDED, CLARK COUNTY, NEVADA AS DOCUMENT NUMBER 20010118:01391.

A vacation legal description and exhibit has been submitted with this application that shows the location of the easements.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at (702)873-7550.

Sincerely,  
**VTN Nevada**

*Jeffrey Armstrong*

**Jeffrey Armstrong**  
Planning Manager



B

02/01/22 PC AGENDA SHEET

SUNSET QUARTERHORSE  
(TITLE 30)

SUNSET RD/QUARTERHORSE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500201-SUNSET CORRIDOR, LLC:**

**TENTATIVE MAP** consisting of 47 residential lots and common lots on 4.7 acres in an RUD (Residential Urban Density) Zone.

Generally located 615 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley. JJ/md/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-05-101-014; 176-05-101-015

**LAND USE PLAN:**  
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (MN) - UP TO 8 DU/AC

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.7
- Number of Lots: 47
- Density (du/ac): 10.1
- Minimum/Maximum Lot Size (square feet): 2,756/4,504 (gross and net)
- Project Type: Single family residential development
- Open Space Required/Provided: 11,812/12,470

The plans depict a single family residential development consisting of 47 lots on 4.7 acres with a density of 10.1 dwelling units per acre. The minimum and maximum lot sizes are 2,756 and 4,504 square feet, respectively. The sole means of ingress and egress to the proposed development is via a 39 foot wide private street that connects to Quarterhorse Lane. The east/west private street connects to a 39 foot wide north/south private street terminating in a cul-de-sac bulb at the north portion of the development. A 4 foot wide attached sidewalk, located between "Drive A" (private street) and the north property line of Lot 3 and Lot 27, connects to a proposed 5 foot wide attached sidewalk along Quarterhorse Lane. The proposed development requires 11,812 square feet of open space where 12,470 square feet of open space is provided. The open space area is located at the northeast portion of the development, immediately adjacent to the terminating cul-de-sac bulb.

### Landscaping

The plans depict an open space area consisting of 12,470 square feet located within the northeast portion of the development, immediately adjacent to the terminating cul-de-sac bulb. Per Code requirements, 11,812 square feet of open space is required for the project site. The open space area consists of a play area with a variety of trees. A 5 foot wide attached sidewalk is proposed along Quarterhorse Lane.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-18-0536	Vacated patent easements and right-of-way recorded	Approved by PC	September 2018
NZC-0185-04 (ET-0247-07)	First extension of time to reclassify a 2.5 acre portion of the site from R-E to CRT zoning for an office complex - expired	Approved by BCC	September 2007
NZC-0185-04	Reclassified a 2.5 acre portion of the site from R-E to CRT zoning for an office complex - expired	Approved by BCC	August 2004

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	C-2	Undeveloped
South & West	Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac)	R-2	Single family residential
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Undeveloped

\* A non-conforming zone change, NZC-21-0727, is proposed immediately north of the project site to reclassify a portion of APN 176-05-101-004 to R-2 zoning for a single family residential development consisting of 38 lots.

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0721	A nonconforming zone change to reclassify 4.7 acres from an R-E to an RUD zone for a proposed single family residential development is a companion item on this agenda.
VS-21-0722	A request to vacate right-of-way is a companion item on this agenda.

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of NZC-21-0721. However, since staff is not supporting NZC-21-0721, staff cannot support this request.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 2, 2022 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, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Traffic study and compliance;
- Full off-site improvements.

**Current Planning Division - Addressing**

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

**Building Department - Fire Prevention**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0427-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND AMERICAN HOMES

**CONTACT:** VTN-NEVADA, 2727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NV 89146





02/01/22 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT SUNSET RD/QUARTERHORSE LN  
(TITLE 30)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
NZC-21-0727-SUNSET INTERCHANGE, LLC:

**ZONE CHANGE** to reclassify a 4.8 acre portion of an 8.8 acre site from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-2 (Medium Density Residential) Zone.  
**DESIGN REVIEWS** for the following: 1) single family residential development; 2) hammerhead street design; and 3) finished grade in the CMA Design Overlay District.

Generally located 315 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley (description on file). JJ/md/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-05-101-003; 176-05-101-004 ptn

**DESIGN REVIEWS:**

1. Single family residential development.
2. Allow a street terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawing is preferred per Section 30.56.080.
3. Increase finished grade to 57 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 58.3% increase).

**LAND USE PLAN:**  
SPRING VALLEY - CORRIDOR MIXED USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.8
- Number of Lots: 38
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,379/5,904 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 27
- Square Feet: 1,478 to 1,913

### **Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify 4.8 acres from C-1 and C-2 zoning districts to an R-2 zoning district to allow a single family residential development. The applicant conducted a neighborhood meeting on September 23, 2021, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Nine people attended the meeting with questions concerning traffic, density, and timing for a traffic light on Quarterhorse Lane.

### **Site Plans**

The plans depict a single family residential development consisting of 38 lots on 4.8 acres with a density of 8 dwelling units per acre. The minimum and maximum lot sizes are 3,379 and 5,904 square feet, respectively. The sole means of ingress and egress to the proposed development is via a 39 foot wide east/west private street (Drive A) that connects to Quarterhorse Lane. The east/west private street connects to 2 north/south private streets within the interior of the development. "Court C" is a 39 foot wide private street terminating in a hammerhead design that requires a design review. The second private street, "Court B" located at the west portion of the development, terminates into a cul-de-sac bulb. Attached 5 foot wide sidewalks are proposed along Quarterhorse Lane and Dapple Gray Road. A 4 foot wide sidewalk is proposed adjacent to Lot 10 through Lot 11, Lot 19 through Lot 21, and Lot 22 through Lot 38. The increase in finished grade will predominantly occur at the northwest portion of the site, with the maximum grade increase occurring at Lot 27, located at the northwest portion of the site adjacent to "Drive A". The north half of assessor parcel numbers 176-05-101-003 and 176-05-101-004, consisting of 3.9 acres, will remain as a C-2 zoning district for future commercial development. A parcel map (21-600033) is currently in process for parcel numbers 176-05-101-003 and 176-05-101-004.

### **Landscaping**

The plans depict a 6 foot wide landscape area located at the northeast corner of the project site, adjacent to the east property line of Lot 38, along Quarterhorse Lane. A 5 foot wide attached sidewalk is proposed along Quarterhorse Lane. A 6 foot wide landscape area, located behind a 5 foot wide attached sidewalk, is proposed along Dapple Gray Road adjacent to Lot 18 through Lot 22. The street landscape area consists of 24 inch box medium and large trees, planted 20 feet on center, in addition to shrubs and groundcover.

### **Elevations**

The plans depict 2 story model homes with multiple elevations with a maximum height of 27 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, stone veneer, and varying rooflines. Architectural enhancements are featured on all elevations including window fenestration, faux shutters, and stucco pop-outs.

### **Floor Plans**

The plans depict 2 story model homes with multiple floor plans ranging between 1,478 to 1,913 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a great room. All models feature 2 car garages.

**Applicant's Justification**

The applicant states that the proposed hammerhead cul-de-sac is justified utilizing the following factors for consideration: 1) each home will have a 2 car attached garage; 2) each home/lot will have a minimum 20 foot driveway; 3) only 1 hammerhead is proposed within the development; 4) lot sizes range from a minimum 3,379 to 5,904 square feet with an average lot size of 4,155 square feet; and 5) there are no significant constraints on the property in the form of size or shape. A design review is also requested to increase finished grade due to the topography of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-21-0644	Vacated easements (right-of-way grant) and right-of-way (Sunset Road and Wagon Trail Avenue)	Approved by PC	December 2021
VS -18-0536	Vacated and abandoned easements and right of way - expired	Approved by PC	September 2018
UC-0917-08	Assisted living facility - expired	Approved by BCC	November 2008
ZC-1549-02	Reclassified 5 acres from R-E to C-2 zoning for a future retail complex	Approved by BCC	December 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Undeveloped
South	Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac)	R-E & R-2	Undeveloped & single family residential
East	Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac)	R-4	Undeveloped
West	Corridor Mixed-Use	C-2	Shopping center

\* A non-conforming zone change, NZC-21-0721, is proposed immediately south of the project site to reclassify APNs 176-05-101-014 and 176-05-101-015 to RUD zoning for a single family residential development consisting of 47 lots.

**Related Applications**

Application Number	Request
TM-21-500204	A tentative map for a 38 lot single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Current Planning**  
**Zone Change**

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

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

The applicant states there have been multiple changes the last several years within the Spring Valley planning area. Residential and commercial parcels have been developed and now are operating in the southwest portion of the valley. A byproduct of the increased residential and employment opportunities is a sharp increase in housing demand for the area. Based on these recent residential developments in the valley, and the overwhelming demand for additional housing, these trends support the request for the proposed development.

Immediately to the north of the proposed subdivision are undeveloped parcels zoned C-2 with a planned land use of Corridor Mixed-Use. To the west of the project site is an existing shopping center zoned C-2 with a planned land use of Corridor Mixed-Use. To the south of the project site is an existing single family residential development zoned R-2 with a planned land use of Mid-Intensity Suburban Neighborhood. Also to the south of the project site is an undeveloped R-E zoned parcel with a planned land use of Mid-Intensity Suburban Neighborhood. Immediately to the east of the proposed development, across Quarterhorse Lane, are 2 project sites consisting of 16.4 acres and 15 acres, respectively, previously approved for multiple family developments. The project sites are zoned R-4 with planned land uses of Mid-Intensity Suburban Neighborhood and Urban Neighborhood. The 16.4 acre site was approved by the Board of County Commissioners (BCC) via NZC-19-0921 in March 2020. The 15 acre site was approved by the BCC via ZC-19-0985 in March 2020. The trend in this area is for both single family and multiple family residential developments. The proposed zone change to R-2 for single family residential development is consistent and compatible with the existing and approved development in this area and is appropriate for this location.

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

The applicant indicates the existing land-use planned properties to the north of the site are planned for commercial, that could be developed with several different alternatives such as retail or other commercial uses. The proposed development is well positioned to provide the housing necessary to support the future uses in the area. Higher densities are currently proposed to the east of the site, with an apartment complex development being constructed with R-4 zoning. To the south and west there are existing R-2 developments and other scattered residential use throughout the area.

Immediately to the north of the proposed subdivision are undeveloped parcels zoned C-2 with a planned land use of Corridor Mixed-Use. To the west of the project site is an existing shopping center zoned C-2 with a planned land use of Corridor Mixed-Use. To the south of the project site is an existing single family residential development zoned R-2 with a density of 7.6 dwelling units per acre with a planned land use of Mid-Intensity Suburban Neighborhood. Also to the south of the project site is an undeveloped R-E zoned parcel with a planned land use of Mid-Intensity Suburban Neighborhood. To the east of the proposed development, across Quarterhorse Lane, is a previously approved multiple family development zoned R-4 with a density of 19.9 dwelling units per acre and a planned land use of Mid-Intensity Suburban Neighborhood. Furthermore, immediately to the southeast of the project site, across Quarterhorse Lane, is a previously approved multiple family development zoned R-4 with a density of 22.2 units per acre and a planned land use of Urban Neighborhood. Therefore, staff finds that the density and intensity of the proposed project, a single family residential development with a density of 8 dwelling units per acre, is compatible with the existing and planned land uses in the surrounding area.

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

According to the applicant, the proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. All required public facilities are directly adjacent to the site within the public rights-of-way. Moreover, the development will provide recreational amenities which will not burden Clark County recreation facilities. The applicant will mitigate any impacts the proposed development may have.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The school district has indicated this development would generate 8 additional elementary school students, 4 middle school students, and 6 high school students. Furthermore, the school district has indicated that Tanaka Elementary School, Paiss Middle School, and Sierra Vista High School are currently 54, 171, and 226 students over capacity, respectively.

The plans depict 4 residential lots with direct access onto Quarterhorse Lane, which is designated as a local street within the Southwest Valley Transportation plan. A local street typically provides access to abutting properties within low or medium density residential use districts. Furthermore, only 1 point of ingress and egress is provided for the proposed subdivision via a private street (Drive A) connecting to Quarterhorse Lane. Immediately to the east of the project site, across Quarterhorse Lane, are 2 previously approved multiple family developments. The first development, NZC-19-0921, consists of 326 units with a density of 19.9 units per acre. The only means of ingress and egress to this previously approved development is via Quarterhorse Lane. The second multiple family development, ZC-19-0985, consists of 332 units with a density of 22.2 units per acre. The primary means of ingress and egress to this development is granted via Quarterhorse Lane, with a secondary point of egress only along Martin Avenue. Staff is concerned the single family residential development, in conjunction with the previously approved multiple family developments and the proposed single family lots facing the street,

may potentially have a substantial adverse effect on Quarterhorse Lane and the existing volume of vehicular traffic in the immediate area.

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

The applicant states the site is designed to be compatible with adjacent land uses and off-site circulation patterns. The site is located adjacent to an existing public street, Quarterhorse Lane. The site will also have quick access to Sunset Road and Durango Drive. Not only is the proposed development compatible with the general policies of the Master Plan, but also meets the criteria for a nonconforming zone change per Code requirements.

The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The single family residential development to the south was approved for 7.6 dwelling units per acre. The previously approved multiple family developments to the east of the project site, across Quarterhorse Lane, were approved for 19.9 and 22.2 units per acre, respectively. Staff finds the project complies with Policy 1.3.2 that encourages a mix of housing options, both product types and unit sizes, within larger neighborhoods and multiple family developments.

#### **Summary**

##### Zone Change

Staff finds that there is a trend changing the character and condition of the area which makes this request appropriate. The density and intensity of the proposed project are consistent and compatible with existing and planned developments in this area. There has been no indication that the proposed project will have an adverse impact on public services or facilities in the area. The applicant has provided a sufficient compelling justification for this nonconforming zone boundary amendment request. However, since staff is not supporting the associated design reviews with this request, staff cannot support the nonconforming zone boundary amendment.

##### Design Review #1

Architectural enhancements, including varying rooflines, are provided on all sides of the proposed residences. Staff finds that the design of the residences and the overall site comply with Policy 1.3.1 of the Master Plan which encourages the integration of varied housing models, architectural styles, streetscapes, common landscape areas, and other character-defining features that contribute to a distinct neighborhood identity. However, staff is concerned that only 1 point of ingress and egress is provided for the proposed subdivision via a private street connecting to Quarterhorse Lane. Per the Southwest Valley Transportation plan, Quarterhorse Lane is designated as a local street. A local street typically provides access to abutting properties within low or medium density residential use districts. Staff is concerned the proposed single family residential development, in conjunction with the previously approved multiple family developments along Quarterhorse Lane, may potentially have a substantial adverse effect on the existing street and the volume of vehicular traffic in the immediate area. Therefore, staff recommends denial of design review #1.

### Design Review #2

Staff is concerned with the proposed hammerhead design being utilized for the termination of the private street within the subdivision. The hammerhead design encourages additional on-street parking, making it difficult for vehicular maneuverability within the cul-de-sac. The hammerhead design potentially impedes vehicular maneuverability and access for emergency vehicles within the portion of the subdivision servicing Lot 8 and Lot 9. Staff finds the applicant has not provided compelling justification for the proposed street design; therefore, cannot support this request.

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

#### Design Review #3

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

### **Department of Aviation**

APN 176-05-101-004 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 2, 2022 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:**

#### **Current Planning**

If approved:

- Resolution of Intent to complete in 4 years;
- Parcel map to record prior to the recordation of the Final Map;



- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 60 feet for Sunset Road and associated spandrel;
- Coordinate with Public Works - Design Division for the Sunset Road improvement project;
- Dedicate any right-of-way and easements necessary for the Sunset Road improvement project;
- Coordinate with Public Works - Design Division for the Traffic Signal improvement project;
- Dedicate any right-of-way and easements necessary for the Traffic Signal improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for Sunset Road and the above projects;
- 90 days to record required right-of-way dedications and any corresponding easements for Sunset Road and the above projects;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### **Department of Aviation**

- Compliance with most recent recorded airport-related deed restrictions for APN 176-05-101-004.



**Building Department - Fire Prevention**

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

**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 #0427-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RICHMOND AMERICAN HOMES**

**CONTACT: VTN-NEVADA, 2727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NV  
89146**

DRAFT



14



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

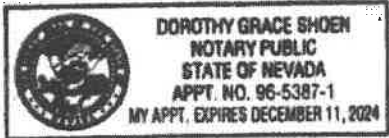
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>N2C-21-0727</u> DATE FILED: <u>12/15/21</u> PLANNER ASSIGNED: <u>MAD</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>1/11/22</u> PC MEETING DATE: <u>2/1/22 @ 7:00 P.M.</u> @ 6:00 P.M. BCC MEETING DATE: <u>3/2/22 @ 9:00 A.M.</u> FEE: <u>\$3,987</u>
	<b>PROPERTY OWNER</b>  NAME: <u>SUNSET INTERCHANGE LLC</u> ADDRESS: <u>9500 HILLWOOD DRIVE, SUITE # 201</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702)823-2300</u> CELL: _____ E-MAIL: <u>kroohani@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>RICHMOND AMERICAN HOMES</u> ADDRESS: <u>7770 DEAN MARTIN DRIVE, SUITE # 308</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702)240-5605</u> CELL: _____ E-MAIL: <u>Angela.Pinley@mdch.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>VTN-NEVADA c/o: Jeffrey Armstrong</u> ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702)873-7550</u> CELL: _____ E-MAIL: <u>jeffreya@vinnv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-05-101 003 and 004  
 PROPERTY ADDRESS and/or CROSS STREETS: QUARTERHORSE LANE & SUNSET ROAD  
 PROJECT DESCRIPTION: A RESIDENTIAL DEVELOPMENT

(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.

Mr. P. Krohani      Khushrow Krohani - Manager  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 8-31-2021 (DATE)  
 BY Khushrow Krohani - Manager  
 NOTARY PUBLIC: Dorothy Grace Shoen



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





14

9/15/2021, Revised 11/3/2021, Revised 11/23/2021

W.O.# 8118-Phase 2

CLARK COUNTY  
Planning Department  
500 Grand Canyon Parkway  
Las Vegas, Nevada 89155

Attention: Planning Department

Subject: 1. Non-Conforming Zoning Change  
2. Design Review  
3. Tentative Map

PLANNER  
COPY

RE: APN's 176-05-101-003 and 004 – 4.75 Gross Acres

Planning Department:

On behalf of our client Richmond American Homes, VTN Nevada is requesting the approval of a Non-Conforming Zone Change with R-2, Design Review and Tentative Map for the above referenced parcels. Richmond American Homes is proposing to develop the subject parcels of land as a 38-Lot residential development with a proposed zoning of R-2 (Medium Density Residential) with a land use designation of CG (Commercial General) within the Spring Valley Land Use planning area, Commissioner Justin Jones's district.

The proposed residential development is located west of Quarterhorse Lane and south of Sunset Road.

**Project Information:**

The project consists of a 4.75 +-acre (gross). The site consists of two (2) parcels under different ownership as follows:

1. 176-05-101-003

The site is currently zoned C-1 (Local Business) and is designated as CG (Commercial General) within the Spring Valley Land Use Plan area.

2. 176-05-101-004

The site is currently zoned C-2 (General Commercial) and is designated as CG (Commercial General) within the Spring Valley Land Use Plan area.

The project site is bound by properties with planned land use and zoning as follows:

- South: R2 (Medium Density Residential) and RS & MDP (Residential Suburban and Major Development Project)
- West: C2 (General Commercial) and CG (Commercial General)



- North: C2 (General Commercial) and PF (Schools, Churches, Public Facilities)
- East: R4 (Multiple-Family Residential-High Density-25 du/ac) and RS (Residential Suburban)

### Non Conforming Zoning Change

The applicant is requesting a Non-Conforming Zone Change for the following:

1. Zoning: From C-1 and C-2 (Local Business and Commercial General) to R-2 (Medium Density Residential)

### The Project

The proposed 38-lot residential subdivision will be constructed on vacant land located west of Quarterhorse Lane and south of Sunset Road.

The plans depict a proposed single-family residential development consisting of 38 residential lots on approximately 4.75 +/- acres for an overall density of 8.00 dwelling units per gross acre. The project consists of the following lot size:

1. Lot Size @ 35' x 86.00' (3,300 sf. per R-2)

The proposed single-family detached lot sizes range from 3,337 square feet to 5,904 square feet for an average lot size of 4,155 square feet.

### Interior Streets

The proposed lots have access from the proposed internal street networking consisting of 39-foot private streets, with roll curbs and a 4-foot sidewalk on one (1) side of the street within an easement.

### Landscaping

The development is not proposing any open space as a part of this development.

### Public Street

The subject properties are located west of Quarterhorse Lane and south of Sunset Road. Quarterhorse Lane is currently a 60-foot right of way with limited improvements. The proposed development will be providing full street improvements along the property frontage. The proposed improvement will include full pavement, curb and gutter, sidewalks, streetlights and 6-foot landscaping buffer area with attached 5-foot sidewalk.





**Land Use Request:**

**1. Non Conforming Zone Changes**

*Request:*

From C-1 and C-2 (Local Business and General Commercial) to R-2 (Medium Density Residential)

The applicant believes that the proposed zone changes will be consistent with the current trends of development and land use designation of R-2 (Medium Density Residential) – up to 8 du/ac) as designated in the Spring Valley Land Use Plan.

**Non-Conforming Zone Changes**

*Zone Boundary Amendments are non-conforming when the zoning district being requested is outside of the range of densities and intensities permitted in the land use category or when the change being requested is in conflict with the Community District Element. Spring Valley has received applications for Non-conforming Zone Changes since the last plan update. These Nonconforming Zone Changes have been the cause of several of the changes to the land use map.*

*Non-conforming Zone Changes can result in areas developing in unexpected ways from those planned. This often will have a significant impact on public facilities such as schools, police, fire, transit and transportation. These zone changes can be controversial and may lead to dramatic changes in existing neighborhoods.*

*Title 30 now requires all Non-Conforming Zone Boundary Amendments for the Spring Valley Planning Area without an established Development Agreement to be received for accumulative concerns not normally received as a single application, have a pre-application conference, a neighborhood meeting with public hearings at the Planning Commission (PC) and Board of 30 Enterprise Land Use Plan County Commissioners (BCC). In addition, a Non-Conforming Zone Boundary Amendment under Title 30 has submittal restrictions for two years after the adoption of a land use plan.*

**Response**

The Spring Valley Land Use Plan Designation for the subject sites is CG (Commercial General). The request satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30. With R-2 (Medium Density Residential – Up to 8 du/ac) to the south and RS (Residential Suburban-up to 8 du/ac.) to the east with approved densities of R-4, the proposed development provides a logical transition of the densities.

Further, the Site is located near Sunset Road between Fort Apache Road and Durango Drive, both heavily travelled right of ways. These roads are intended to support high volumes of traffic. Therefore, the overall density and intensity is compatible with the area and the site is the ideal transitional piece for the area and planned uses. The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Moreover, the Site will provide recreational amenities which will not burden Clark County recreation facilities. Finally, the Applicant will mitigate any impacts the proposed development may have. Pursuant to the general policies of the new Urban Land Use Policies. Here, the site is located in an area that is predominately residential homes. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Single-Family Residential policies of the Urban Land Use Policies, including, but not limited to the following policies:



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

There is an abundance of existing residential use in the immediate area, therefore, the nonconforming zone change request from C-1 and C-2 to R-2 is appropriate.

**"Compelling Justification"** means the satisfaction of the following criteria for proposed amendments:

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

**Response**

The Spring Valley Land Use Plan was last amended in October of 2014. There have been multiple changes the last several years within the southwest sector. Residential and commercial parcels have been developed and now are operating in the southwest portion of the valley. A byproduct of the increased residential and employment opportunities is a sharp increase in housing demand for the area. Based on these recent residential developments in the valley, and the overwhelming demand for additional housing, these trends support the request for the proposed development.

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

**Response**

With the existing land-use planned properties to the north of the site planned for commercial, that could be developed with several different alternatives such as retail or other commercial uses etc., the proposed development is well position to provide the housing necessary to support the future uses in the area. Higher densities currently are currently proposed to the east of the site, with an apartment complex development being developed with R-4 densities. To the south and west they are existing R-2 developments and other scattered residential use throughout the area.

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

**Response**

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. All required public facilities are direct adjacent to the site within the public rights of ways. Moreover, the development will provide recreational amenities which will not burden Clark County recreation facilities. The Applicant will mitigate any impacts the proposed development may have.

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

**Response**

Pursuant to the general policies of the Land Use Policies, the site is designed to be compatible with adjacent land use and off-site circulation patterns. The Site is located adjacent to an existing public street. The site will also have quick access to the Sunset Road and Durango Drive. Not only is the proposed development compatible with



the general policy of the Land Use Polices, but it is also compatible with the more specific residential and meet the criteria for Non-Conforming Zone Changes of the Spring Valley Land Use Plan.

### **3. Design Review**

#### **Request:**

- a. To allow for fill greater than 18 inches up to 57 inches.

The submitted cross section show a maximum fill location of 4.63 feet at Lot # 27, however the final grading quantities may increase, therefore we are requesting a maximum of 57 inches of fill at this time.

- b. The applicant is also requesting approval for the use of a hammerhead terminating the private streets per Title 30.56.080-o, for "Court C".

Approval of a Design Review application per Table 30.16-9 is required for residential subdivisions utilizing a hammerhead design as depicted in Uniform Standard Drawing Number 212.1.S1. Factors that will be considered in determining whether a hammerhead design is appropriate include without limitation:

- 1) the number and layout of on-site parking spaces

Response: Each home will have a 2-car attached garage.

- 2) driveway length,

Response: Each home/lot will have a minimum 20-foot driveway.

- 3) the number of hammerheads,

Response: Only one (1) hammerhead is proposed within the development

- 4) size of lots, and

Response: Lot sizes range from a minimum 3,379 to 5,904 square feet with an average lot size of 4,155 square feet.

- 5) shape and other constraints of the property.

Response: They are no significant constraints on the property in the form of size or shape. The request is to provide maximum density allowed on the site, while providing the minimum property frontage need for each home.

### **Architectural Plans**

#### **Single Family Detached**

The elevations for the 25-foot wide product show four (4) two-story single-family detached residential models. Each model has three (3) elevations including covered porches, building pop-outs, etc. All elevations on the plans depict enhanced architectural elements. The floor plans show homes ranging in size from 1,478 to 1,913 square feet (livable area) with options, which may further increase the area of each model. All models will have a 2-car garage (front-loaded).

### **Utilities**

#### **Sanitary Sewer**

Sewer service is provided from two (2) existing (8) eight-inch sanitary sewer lines located in Quarterhorse Lane. The applicant is proposing to connect to one of the lines to provide service to the proposed development.

#### **Water**

Existing water service is also located in Quarterhorse Lane, which consists of an existing 8-inch line. The applicant is proposing to connect to this line to provide service to the proposed development.



Storm Drainage

Drainage from the site will be directed through the internal private streets and conveyed to Quarterhorse Lane to an existing 18-inch RCP line and will conform to Clark County standards.

Flood Zone

The subject property is not within a flood zone.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

*Jeffrey Armstrong*

Jeffrey Armstrong  
Planning Manager

cc: Angela Pinley, PE, Richmond American Homes  
Dave Edwards, PE, VTN-Nevada





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02/01/22 PC AGENDA SHEET

SUNSET QUARTERHORSE PHASE 2  
(TITLE 30)

SUNSET RD/QUARTERHORSE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
TM-21-500204-SUNSET INTERCHANGE, LLC:

TENTATIVE MAP consisting of 38 residential lots and common lots on 4.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located 315 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley. JJ/md/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-05-101-003; 176-05-101-004 ptn

**LAND USE PLAN:**  
SPRING VALLEY - CORRIDOR MIXED-USE

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

- Site Address: N/A
- Site Acreage: 4.8
- Number of Lots: 38
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,379/5,904 (gross and net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 38 lots on 4.8 acres with a density of 8 dwelling units per acre. The minimum and maximum lot sizes are 3,379 and 5,904 square feet, respectively. The sole means of ingress and egress to the proposed development is via a 39 foot wide east/west private street (Drive A) that connects to Quarterhorse Lane. The east/west private street connects to 2 north/south private streets within the interior of the development. "Court C" is a 39 foot wide private street that terminates in a hammerhead design. The second private street, "Court B" located at the west portion of the development, terminates into a cul-de-sac bulb. Attached 5 foot wide sidewalks are proposed along Quarterhorse Lane and Dapple Gray Road. A 4 foot wide sidewalk is proposed adjacent to Lot 10 through Lot 11, Lot 19 through Lot 21, and Lot 22 through Lot 38. The north half of assessor parcel numbers 176-05-101-003 and 176-05-101-004, consisting of 3.9 acres, will remain as a C-2 zoning district for future commercial development. A parcel map (21-600033) is currently in process for parcel numbers 176-05-101-003 and 176-05-101-004.

### Landscaping

The plans depict a 6 foot wide landscape area located at the northeast corner of the project site, adjacent to the east property line of Lot 38, along Quarterhorse Lane. A 5 foot wide attached sidewalk is proposed along Quarterhorse Lane. A 6 foot wide landscape area, located behind a 5 foot wide attached sidewalk, is proposed along Dapple Gray Road adjacent to Lot 18 through Lot 22. The street landscape area consists of 24 inch box medium and large trees, planted 20 feet on center, in addition to shrubs and groundcover.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-21-0644	Vacated easements (right-of-way grant) and right-of-way (Sunset Road and Wagon Trail Avenue)	Approved by PC	December 2021
VS-18-0536	Vacated and abandoned easements and right of way - expired	Approved by PC	September 2018
UC-0917-08	Assisted living facility - expired	Approved by BCC	November 2008
ZC-1549-02	Reclassified 5 acres from R-E to C-2 zoning for a future retail complex	Approved by BCC	December 2002

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	C-2	Undeveloped
South	Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac)	R-E & R-2	Undeveloped & Single family residential
East	Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac)	R-4	Undeveloped
West	Corridor Mixed-Use	C-2	Shopping center

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0727	A nonconforming zone change to reclassify 4.8 acres from C-1 and C-2 zoning to an R-2 zone for a proposed single family residential development is a companion item on this agenda.

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of NZC-21-0727. However, since staff is not supporting NZC-21-0727, staff cannot support this request.

### **Department of Aviation**

APN 176-05-101-004 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 2, 2022 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, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Parcel map to record prior to the recordation of the Final Map.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 60 feet for Sunset Road and associated spandrel;
- Coordinate with Public Works - Design Division for the Sunset Road improvement project;
- Dedicate any right-of-way and easements necessary for the Sunset Road improvement project;

- Coordinate with Public Works - Design Division for the Traffic Signal improvement project;
- Dedicate any right-of-way and easements necessary for the Traffic Signal improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for Sunset Road and the above projects;
- 90 days to record required right-of-way dedications and any corresponding easements for Sunset Road and the above projects;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Current Planning Division - Addressing**

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

**Department of Aviation**

- Compliance with most recent recorded airport-related deed restrictions for APN 176-05-101-004.

**Building Department - Fire Prevention**

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

**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 #0427-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** RICHMOND AMERICAN HOMES  
**CONTACT:** VTN NEVADA, 2727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NV 89146



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500204</u>	DATE FILED: <u>12/15/21</u>
		PLANNER ASSIGNED: <u>MNO</u>	
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>SPRING VALLEY</u>	TAB/CAC DATE: <u>1/11/22</u>
		PC MEETING DATE: <u>2/11/22 @ 7:00 P.M.</u>	<u>@ 6:00 P.M.</u>
		BCC MEETING DATE: <u>3/2/22 @ 9:00 A.M.</u>	
		FEE: <u>\$750.<sup>00</sup></u>	

PROPERTY OWNER	NAME: <u>SUNSET INTERCHANGE LLC</u>
	ADDRESS: <u>9500 HILLWOOD DRIVE, SUITE # 201</u>
	CITY: <u>LAS VEGAS</u>
	STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>(702)823-2300</u> CELL: _____
	E-MAIL: <u>KROOHANI@GMAIL.COM</u>

APPLICANT	NAME: <u>RICHMOND AMERICAN HOMES</u>
	ADDRESS: <u>7770 DEAN MARTIN DRIVE, SUITE # 308</u>
	CITY: <u>LAS VEGAS</u>
	STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>(702)240-5605</u> CELL: _____
	E-MAIL: <u>Angela.Pinley@mdch.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>VTN-NEVADA c/o: Jeffrey Armstrong</u>
	ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u>
	CITY: <u>LAS VEGAS</u>
	STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>(702)873-7550</u> CELL: _____
	E-MAIL: <u>jeffreya@vtnnv.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-05-101-003 and 004

PROPERTY ADDRESS and/or CROSS STREETS: SUNSET & QUARTERHORSE

TENTATIVE MAP NAME: SUNSET-QUARTERHORSE 2

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

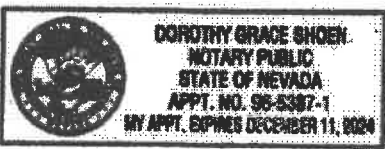
Khurrow Roohani  
Property Owner (Signature)

Khurrow Roohani - Manager  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 8-31-21 (DATE)

by Khurrow Roohani - Manager  
NOTARY PUBLIC: Dorothy Grace Shoer



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



16

02/01/22 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

REDWOOD ST/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0709-SHARIEFF QAMAR AFROZ REV LIV TR:

VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Sorrel Street (alignment), and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/lm/jo (For possible action)

RELATED INFORMATION:

APN:

163-35-301-028

LAND USE PLAN:

SPRING VALLEY - RANCH ESTATES NEIGHBORHOOD ( UP TO 2 DU/AC)

BACKGROUND:

**Project Description**

The applicant is proposing to Vacate and Abandon a drainage easement that runs diagonally from northeast to southwest across the property. The drainage easement is proposed to be relocated along the subject property's eastern property line.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, & West	Open Lands	R-E	Undeveloped
South	Business Employment	M-D	Undeveloped
East	Ranch Estates Neighborhood (up to 2 du/ac)	R-E	Undeveloped

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 the drainage easement that is not necessary for site drainage.

**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:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

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

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ROSALINDA MEADOR-APARICIO

**CONTACT:** ROSALINDA MEADOR-APARICIO, TANEY ENGINEERING INC., 6030 SOUTH JONES BOULEVARD, LAS VEGAS, NV 89118





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

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<b>APPLICATION TYPE</b> <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>12/1/2021</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: _____ FEE: <u>875</u> ← CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: <u>VS-21-0709</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>1/10/22</u> TIME: <u>6:30P</u> PC MEETING DATE: <u>2/1/2022</u> BCC MTG DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____
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PROPERTY OWNER	NAME: <u>Qamar &amp; Afroz Sharieff - Revocable Living Trust</u> ADDRESS: <u>179 Rosewood Drive</u> CITY: <u>Calimesa</u> STATE: <u>California</u> ZIP: <u>92320</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>afroz3@yahoo.com</u>
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APPLICANT	NAME: <u>Johnson Development - Cantey Heath</u> ADDRESS: <u>100 Dunbar Street, Suite 400</u> CITY: <u>Spartanburg</u> STATE: <u>SC</u> ZIP: <u>29306</u> TELEPHONE: <u>803-261-4273</u> CELL: _____ E-MAIL: <u>cheath@johnsondevelopment.com</u> ACA CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering - Shannon Cooper</u> ADDRESS: <u>6030 South Jones Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>ShannonC@taneycorp.com</u> ACA CONTACT ID #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 163-35-301-028 - Post & Rainbow

PROPERTY ADDRESS and/or CROSS STREETS: 163-35-301-028 - Post & Rainbow

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.

Qamar Afroz Sharieff  
 Property Owner (Signature)\*  
 STATE OF NEVADA  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SIGNED BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC

QAMAR AFROZ SHARIEFF  
 Property Owner (Print)

*See document attached*

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



**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

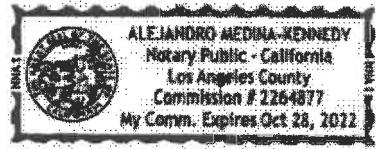
~~\_\_\_\_\_  
Signature of Document Signer No. 1~~

~~\_\_\_\_\_  
Signature of Document Signer No. 2 (if any)~~

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

State of California  
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me  
 on this 12 day of July, 2021  
 by Qamar Afroz Shantff  
 (1) \_\_\_\_\_



(and (2) \_\_\_\_\_);  
 Name(s) of Signer(s)  
 proved to me on the basis of satisfactory evidence to  
 be the person(s) who appeared before me.

Place Notary Seal and/or Stamp Above

Signature Alejandro Medina-Kennedy  
 Signature of Notary Public

**OPTIONAL**

*Completing this information can deter alteration of the document or  
 fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_





**PLANNER**  
**TANEY ENGINEERING**  
6030 SOUTH JONES BLVD.  
LAS VEGAS, NV 89118  
TELEPHONE: 702-362-8844  
FAX: 702-362-5233

September 16, 2021  
JHD-20-001

**Clark County Comprehensive Planning**  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89155

VS-21-0709

**RE: Post & Rainbow - Justification Letter for a Vacation of Public Drainage Easement (APN 163-35-301-028)**

To Whom It May Concern:

Taney Engineering, on behalf of our client, Johnson Development Associates for Qamar Afroz ShariEFF, is respectfully submitting the enclosed application for a Public Drainage Easement Vacation.

Johnson Development is developing APNs 163-35-401-010, 027 & 028 with an industrial development. TDS Appr # PW20-19451, Structural review # PW21-14149, Civil review # PW21-14146.

We've been working with the neighboring property owner (ShariEFF) to the north on APN 163-35-301-028 - 6260 Redwood Street regarding the existing drainage easement that bisects her property at a 45-degree angle from southwest to northeast. The previous property owner filled in the easement before they sold her the property and flows have been illegally diverted from the historic location. Relocating the existing easement has been discussed repeatedly over several months with the property owner, Layne Webber, Brian Churchill, Ernie Corn and Denis Cederberg.

We've submitted a Public Drainage Easement Dedication application to move the drainage easement along her eastern property line. Please see enclosed exhibits showing existing to be vacated and proposed to be dedicated.

We respectfully request your review of this application and look forward to discussing and receiving approval for them. If you need any further information, please let us know.

Sincerely,

Edward F. Taney, P.E.  
President  
Taney Engineering



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02/02/22 BCC AGENDA SHEET

MIXED-USE DEVELOPMENT  
(TITLE 30)

HACIENDA AVE/FORT APACHE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-21-400179 (DR-0396-15)-APACHE HACIENDA LP:

DESIGN REVIEW SECOND EXTENSION OF TIME for modifications to an approved mixed-use development consisting of residential and commercial components on 8.8 acres in a U-V (Urban Village - Mixed-Use) Zone.

WAIVERS OF CONDITIONS of a zone change (ZC-1738-05) requiring the following: 1) design review to address: pedestrian realm along Ali Baba Lane, a 20 foot wide intense landscape buffer along the entrance with 24 inch box trees, and re-evaluate location of sports court and pool to the north property line away from the west property line to address landscape buffers; 2) each phase of development containing the same ratio of residential to commercial components as the overall project or submitting a construction phasing plan to be approved by staff; and 3) twenty-four hour security to be provided on-site.

Generally located on the northwest corner of Hacienda Avenue and Fort Apache Road within Spring Valley. JJ/jgh/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
163-30-616-001; 163-30-616-002

**LAND USE PLAN:**  
SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9450 W. Hacienda Avenue
- Site Acreage: 8.8 (net)/10 (gross)
- Number of Units: 308
- Density (du/ac): 30.8
- Project Type: Mixed-use development
- Number of Stories: 1 story (retail buildings)/4 stories (residential component)
- Building Height (feet): 20 to 57.5
- Square Feet: 17,000 (commercial)
- Open Space Required/Provided: 1.6 acres/2.3 acres
- Parking Required/Provided: 509 (per Table 30.60-2)/509

### Site History

This is the second extension of time for a mixed-use development. The project was first approved by ZC-1738-05 for a mixed-use development with 375 units at a density of 37.5 dwelling units per acre. The buildings were approved at a maximum height of 74 feet and the project included 168,300 square feet of office and retail area. DR-0396-15 was approved to modify the project with less intensity and density and a different design than originally approved for this site. The abutting property owners had security concerns with the project due to the size of the project and impacts to the surrounding communities. The Board of County Commissioners required a time limit for review to check the security precautions that have been put into place by the developer.

### Site Plans

The previously approved plans depict a mixed-use development consisting of 4 retail buildings and a residential building with a small commercial component. The residential building has been constructed. The residential portion of the project has 308 units with a density of 30.8 dwelling units per gross acre. The site is located on the northwest corner of Fort Apache Road and Hacienda Avenue with access provided by 2 driveways from Fort Apache Road and 1 from Hacienda Avenue. The 4 retail buildings will be located on the eastern portion of the site and set back from 25 feet to 95 feet from Fort Apache Road and the closest building to Hacienda Avenue will be set back 25 feet from that street. The residential building is located on the western portion of the site and set back 83 feet from Hacienda Avenue to the south, 181 feet from Fort Apache Road to the east, 80 feet from the west property line, and 55.6 feet from Ali Baba Lane to the north. A parking garage with 4 levels is incorporated into the design of the residential building and located on the northeastern portion of the building. Surface parking spaces are located along Fort Apache Road east of the future retail buildings, along the south and west sides of the residential building, and between the residential and future commercial buildings. The parking spaces between the residential building and the commercial buildings are parallel parking spaces.

### Landscaping

The approved plan depicts a 20 foot wide landscape area along the west property line adjacent to a single family development consisting of 1 row of Afghan Pine trees (large Evergreen) and an off-set row of Holly Oak trees (large Evergreen). This landscape buffer complies with the Title 30 requirements for an intense landscape buffer (Figure 30.64-12), which exceeds the Code requirement for landscaping adjacent to a less intense use (Figure 30.64-11). Pedestrian realms are provided adjacent to the public streets and adjacent to the commercial buildings, and these pedestrian realms are a minimum of 15 feet in width. This project is required to have 1.6 acres of open space and 2.3 acres of open space is depicted on the plans. This open space includes court yards with a swimming pool and wading pool in the center of the residential building and plazas and seating areas adjacent to the commercial buildings.

### Elevations

The previously approved plans show commercial buildings that are 1 story and range in height from 20 feet to a maximum of 30 feet. These buildings have combinations of pitched roofs with concrete tile roofing material and flat roofs behind parapet walls. The exterior walls have a combination of stucco finish painted in earth tone colors, stone veneer and accents.



The residential building is 4 stories with a maximum height of 57.5 feet. The building has a pitched roof with concrete tile roofing material. Each side of this building includes balconies for the dwelling units, recesses and pop-outs, and window treatments to enhance the architecture of the building. The exposed portion (north side) of the parking garage has been enhanced with window treatments and other architectural features to blend in with the architectural design of the rest of the building. The finished grade of the project is lower than the finished grades of the abutting developments. The 3:1 height/setback for the Residential Proximity Standard will be maintained to all single family residential developments abutting this site. The 3:1 height/setback Residential Proximity Standard was determined by subtracting the difference in the finished grades from the height of the building and applying the setback requirement to the remaining height of the residential building.

#### Floor Plans

The approved plans depict 4 retail buildings which range in area from 3,375 square feet to 4,190 square feet. Each of these buildings are depicted as shell buildings which will be completed with interior remodel building permits to meet the needs of the future tenants.

The residential component consists of 308 dwelling units, which includes 184, one bedroom units and 124, two bedroom units. The plans indicate the units will range in area from 693 square feet to 1,125 square feet. The first floor of the residential building will include leasing offices and 575 square feet of incidental commercial space. The remaining floors of the residential building will consist of dwelling units.

#### Previous Conditions of Approval

Listed below are the approved conditions for ADET-20-900203 (DR-0396-15):

#### Current Planning

- All commercial must be permitted by August 31, 2021 or an extension of time for the commercial not yet permitted will be required, once permit is secured, construction shall be diligently pursued to completion.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for DR-0396-15:

#### Current Planning

- Until June 21, 2017 to review;
- Landscaping and pedestrian realm in the commercial area must be constructed with the residential component;
- Any wall along Ali Baba Lane must be set back 3 feet from back of curb;
- All commercial must be permitted within 2 years of the first residential Certificate of Occupancy or an extension of time for the commercial not yet permitted will be required, once permit is secured, construction shall be diligently pursued to completion;
- Provide 6 foot high wrought iron fence along Ali Baba Lane;

- Design review as a public hearing on significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works – Development Review**

- "No Parking" signs shall be placed along the property frontage on Hacienda Avenue;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements on Hacienda Avenue and Fort Apache Road, and paving, curb, and gutter only with no sidewalk on Ali Baba Lane;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building/Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; fire protection and permits may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised that existing sewer is located within 400 feet of the parcel; at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection; there is an existing 10 foot wide sanitary sewer easement across the northerly part of parcel 163-30-601-019 for an existing 8 inch public sanitary sewer; and that a sanitary sewer easement prohibits the placement of any buildings, structures, fences, trees, shrubs or improvements or landscaping which would interfere with its use or access to it.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the property has just been purchased by Apache Hacienda LP. Although the applicant was not aware of the August 31<sup>st</sup> deadline (as per the previous approval), progress has been made on the project. Plans have been drafted and will be submitted for review.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADET-20-900203 (DR-0396-15)	Administrative extension of time for a modification to an approved mixed-use development	Approved by ZA	April 2020
AR-18-400157 (DR-0396-15)	Application review for a modification to an approved mixed-use development	Approved by BCC	December 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0396-15	Modification to an approved mixed-use development	Approved by BCC	October 2015
ZC-1738-05 (ET-0023-15)	Third extension of time to reclassify 10 acres from C-P & C-1 to U-V zoning with a use permit to increase building height in conjunction with a mixed-use project	Approved by BCC	May 2015
ZC-1738-05 (ET-0025-12)	Second extension of time to reclassify 10 acres from C-P & C-1 to U-V zoning with a use permit to increase building height in conjunction with a mixed-use project	Approved by BCC	April 2012
ZC-1738-05 (ET-0077-09)	First extension of time to reclassify 10 acres from C-P & C-1 to U-V zoning with a use permit to increase building height in conjunction with a mixed-use project	Approved by BCC	May 2009
VS-0877-07	Vacated and abandoned easements and rights-of-way - expired	Approved by PC	October 2007
DR-1212-06	Mixed-use development with 30.8 du/ac with a maximum building height of 74 feet - expired	Approved by BCC	November 2006
ZC-1738-05	Reclassified 10 acres from C-P & C-1 to U-V zoning along with a use permit to increase building height for a mixed-use development - use permit #2 and the design review were denied	Approved by BCC	March 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	R-2, C-1, & C-2	Retail centers & single family residential
South	Corridor Mixed-Use	R-2 & C-2	Retail center & single family residential
East	Corridor Mixed-Use	C-2	Shopping center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws

or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Progress has been made on the project. Plans have been drafted and have been submitted for Building Department review (BD21-57736). 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:**

**Current Planning**

- Until August 31, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:  
APPROVALS:  
PROTEST:**

**APPLICANT: KEVIN BRAL**

**CONTACT: LANA ELLIOTT, AJB GENERAL CONTRACTOR, 102 E. MAYFLOWER AVE, NORTH LAS VEGAS, NV 89030**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

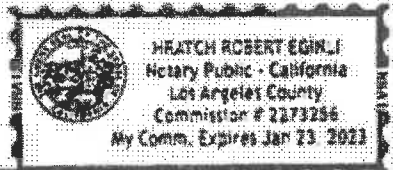
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)  <input type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)  <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  <u>(ORIGINAL APPLICATION #)</u>  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>DR-0396-15</u> <u>(ORIGINAL APPLICATION #)</u>  <input type="checkbox"/> APPLICATION REVIEW (AR)  <u>(ORIGINAL APPLICATION #)</u>	<b>STAFF</b>  APP. NUMBER: <u>ET-21-900179</u> DATE FILED: <u>11/30/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Spring Valters</u> TAB/CAC DATE: <u>1/11/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/2/22</u> <u>6:30pm</u> FEE: <u>\$ 600</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Apache Hacienda LP c/o Kevin Bral</u> ADDRESS: <u>3019 Wilshire Blvd., #167</u> CITY: <u>Santa Monica</u> STATE: <u>CA</u> ZIP: <u>90403</u> TELEPHONE: <u>310-266-9226</u> CELL: <u>310-569-6090</u> E-MAIL: <u>kevin@kevinjewelers.com &amp; kb@kevinjewelers.com</u>
	<b>APPLICANT</b>  NAME: <u>Apache Hacienda LP c/o Kevin Bral</u> ADDRESS: <u>3019 Wilshire Blvd., #167</u> CITY: <u>Santa Monica</u> STATE: <u>CA</u> ZIP: <u>90403</u> TELEPHONE: <u>310-266-9226</u> CELL: <u>310-569-6090</u> E-MAIL: <u>kevin@kevinjewelers.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Lana Elliott/AJB General Contractor</u> ADDRESS: <u>102 E. Mayflower Ave.</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89030</u> TELEPHONE: <u>702-876-6544</u> CELL: <u>702-408-4976</u> E-MAIL: <u>lelliott@ajbuilders.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-30-616-001  
 PROPERTY ADDRESS and/or CROSS STREETS: Ft. Apache & Hacienda  
 PROJECT DESCRIPTION: Commercial Development

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): [Signature]      KEVIN BRAL  
 Property Owner (Print)

STATE OF CALIFORNIA  
 COUNTY OF LOS ANGELES  
 SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 22 2021 (DATE)  
 By KEVIN BRAL  
 NOTARY PUBLIC: [Signature]



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





"Where Vision Becomes Reality"

JUSTIFICATION LETTER FOR EXTENSION OF TIME

August 30, 2021

Department of Comprehensive Planning  
500 S. Grand Central Pkwy  
PO Box 551741  
Las Vegas, NV 89155

**PLANNER  
COPY**

ET-21-400179

REFERENCE: DR-0396-15

On behalf of our client, Kevin Bral of Apache Hacienda LP, we respectfully request an extension of time of one year for DR-0396-15. Apache Hacienda LP purchased the referenced property on July 30<sup>th</sup>, 2021 and was not made aware of the inherited deadline of August 31<sup>st</sup> until August 27<sup>th</sup>, 2021.

Plans have been drafted by SCA Design and are currently in administrative design review. Final plans are scheduled to be submitted to Clark County Building Department within the next 60 days. Construction will commence within a reasonable time frame after CCBD approval and permit issuance.

If you require further information, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alan G. Jeskey', is written over a horizontal line.

Alan G. Jeskey  
President  
AJB General Contractor  
O 702.876.6544  
C 702.858.9322  
ajeskey@ajbuilders.com  
cc: lelliott@ajbuilders.com





18

02/02/22 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 29)

UPDATE  
DURANGO DR/MAULE AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0449- NP DURANGO, LLC:**

**HOLDOVER VACATE AND ABANDON** a portion of a right-of-way being Roy Horn Way located between Durango Drive and El Capitan Way (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:  
176-05-601-028

LAND USE PLAN:  
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - LIMITED RESORT

**BACKGROUND:**

**Project Description**

This request is to vacate and abandon a remnant portion of right-of-way along Roy Horn Way. The excess right-of-way is 487-feet in length and no longer needed. According to the applicant this request will facilitate the much needed full off-site improvements for the last remaining segments of Roy Horn Way which will also facilitate pedestrian and vehicular movements and for a seamless, improved streetscape.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-21-0387	Modifications for a resort hotel/casino with outside dining, and all associated public areas	Approved by BCC	October 2021
VS-21-0388	Vacated and abandoned easements and rights-of-way	Approved by BCC	October 2021
ET-21-400117 (UC-0726-08)	Fifth extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2021
ET-18-400190 (UC-0726-08)	Fourth extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2018
UC-0726-08 (ET-0073-15)	Third extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	November 2015

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0726-08 (ET-0082-13)	Second extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2013
UC-0726-08 (ET-0134-10)	First extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2010

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	N/A	N/A	CC 215
South	Commercial Tourist, Major Development Project - Commercial General, & Major Development Project - Mixed-Use	H-1, C-2, & R-3	Multiple family residential, retail center, & single family residential
East	Commercial General & Residential Urban Center (18 to 32 du/ac)	C-2 & R-4	Undeveloped
West	Residential Suburban (up to 8 du/ac), Residential High (8 to 18 du/ac), & Mixed-Use	R-2 & R-3	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

Staff has no objection to the vacation of portions of right-of-way along Roy Horn Way that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

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

the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Dedicate any right-of-way and easements as required by the traffic study;
- Dedicate any right-of-way and easements necessary for the Beltway Frontage Road improvement project;
- Dedicate any right-of-way and easements necessary for the Maule/Badura Connection improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 3 cards**

**COUNTY COMMISSION ACTION:** October 20, 2021 – HELD – To 02/02/22 – per the applicant.

**APPLICANT:** NP DURANGO, LLC

**CONTACT:** CARL HAGELMAN, STATION CASINOS, 1505 S. PAVILION CENTER DRIVE, LAS VEGAS, NV 89135

