



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

February 11, 2025

6:00pm

## AGENDA

**Note:**

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

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Board/Council Members:

John Getter  
Dr. Juana Leia Jordan  
Carol Lee White

Randal Okamura  
Matthew Tramp

Secretary:

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

County Liaison(s):

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

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

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

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for January 28, 2025. (For possible action)
- IV. Approval of the Agenda for February 11, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **PA-25-700002-Q M V III HACIENDA HOLDINGS L P:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 10.4 acres. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. JJ/rk (For possible action) **03/04/25 PC**
- 2. **ZC-25-0025-QMV III HACIENDA HOLDINGS L P:**  
**ZONE CHANGE** to reclassify 10.4 acres from an RS20 (Residential Single-Family 20) Zone and RS3.3 (Residential Single-Family 3.3) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley (description on file). JJ/rk (For possible action) **03/04/25 PC**
- 3. **VS-25-0026-Q M V III HACIENDA HOLDINGS L P:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Diablo Drive and Hacienda Avenue, and between Lone Mesa Drive and Jerry Tarkanian Way, and a portion of right-of-way being Jerry Tarkanian Way located between Hacienda Avenue and Diablo Drive, and a portion of right-of-way being Diablo Drive located between Jerry Tarkanian Way and Lone Mesa Drive within Spring Valley (description on file). JJ/rg/kh (For possible action) **03/04/25 PC**
- 4. **WS-25-0029-QMV III HACIENDA HOLDINGS LP:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; 2) increase wall height; and 3) modify uniform standard drawings.  
**DESIGN REVIEW** for a single-family residential attached development on 10.40 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, and the north side of Diablo Drive within Spring Valley. JJ/rg/kh (For possible action) **03/04/25 PC**
- 5. **TM-25-500002-QMV III HACIENDA HOLDINGS LP:**  
**TENTATIVE MAP** consisting of 104 single-family attached residential lots on 10.40 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, within Spring Valley. JJ/rg/kh (For possible action)

6. **VS-24-0764-GREENMAP GROUP, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Torrey Pines Drive and Redwood Street (alignment) and between Oquendo Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/nai/kh (For possible action) **03/04/25 PC**
  
7. **ZC-25-0036-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 4.18 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley (description on file). MN/gc (For possible action) **03/05/25 BCC**
  
8. **VS-25-0038-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** a portion of right-of-way being Monte Cristo Way located between Russell Road and Foolish Pleasure Drive; a portion of right-of-way being Russell Road located between Monte Cristo Way and Pioneer Way; and a portion of right-of-way being Pioneer Way located between Russell Road and Foolish Pleasure Drive within Spring Valley (description on file). MN/nm/kh (For possible action) **03/05/25 BCC**
  
9. **DR-25-0037-COUNTY OF CLARK (AVIATION):**  
**DESIGN REVIEW** for a detached single-family residential subdivision on 4.18 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley. MN/nm/kh (For possible action) **03/05/25 BCC**
  
10. **TM-25-500006-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 32 lots and common lots on 4.18 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley. MN/nm/kh (For possible action) **03/05/25 BCC**
  
11. **ZC-25-0050-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 4.78 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley (description on file). JJ/gc (For possible action) **03/05/25 BCC**
  
12. **VS-25-0049-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** of easements of interest to Clark County located between Peace Way and Tropicana Avenue, and between Lone Mesa Drive and El Capitan Way; and a portion of right-of-way being Lone Mesa Drive located between Peace Way and Tropicana Avenue within Spring Valley (description on file). JJ/rr/kh (For possible action) **03/05/25 BCC**
  
13. **DR-25-0051-COUNTY OF CLARK (AVIATION):**  
**DESIGN REVIEW** for a single-family residential development on 4.78 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley. JJ/rr/kh (For possible action) **03/05/25 BCC**

14. **TM-25-500010-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 36 single-family residential lots and common lots on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley. JJ/rr/kh (For possible action) **03/05/25 BCC**
15. **ET-25-400004 (NZC-21-0606)-DIAMOND MOHAWK, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.  
**DESIGN REVIEWS** for the following: 1) office/warehouse; 2) alternative landscaping; and 3) finished grade in the Airport Environs (AE-65) Overlay. Generally located on the east side of Mohawk Street and the north side of Sobb Avenue (alignment) within Spring Valley (description on file). MN/nai/kh (For possible action) **03/05/25 BCC**
16. **VS-24-0761-SANDBAGGERS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rafael Rivera Way and Wagon Trail Avenue and between Montessori Street (alignment) and Rainbow Boulevard; a portion of right-of-way being Rafael Rivera Way located between Montessori Street (alignment) and Rainbow Boulevard; and a portion of right-of-way being Wagon Trail Avenue located between Montessori Street (alignment) and Rainbow Boulevard within Spring Valley (description on file). MN/hw/kh (For possible action) **03/05/25 BCC**
17. **UC-24-0760-SANDBAGGERS, LLC:**  
**USE PERMIT** for vehicle maintenance and repair.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) an alternative landscape plan; and 2) a vehicles sales, repair, maintenance, and outdoor storage facility on 4.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Rafael Rivera Way and the east side of Montessori Street (alignment) within Spring Valley. N/hw/kh (For possible action) **03/05/25 BCC**
18. **TM-24-500165-SANDBAGGERS, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 4.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Rafael Rivera Way and the east side of Montessori Street (alignment) within Spring Valley. MN/hw/kh (For possible action) **03/05/25 BCC**
19. **ZC-25-0030-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 7.03 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Oquendo Road and the east and west sides of Pioneer Way within Spring Valley (description on file). MN/rk (For possible action) **03/05/25 BCC**

20. **VS-25-0032-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** portions of right-of-way being Pioneer Way located between Oquendo Road and Foolish Pleasure Drive, and a portion of right-of-way being Oquendo Road located between Pioneer Way and Buffalo Drive within Spring Valley (description on file). MN/nm/kh (For possible action) **03/05/25 BCC**
21. **WS-25-0031-COUNTY OF CLARK (AVIATION):**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the back of curb radius.  
**DESIGN REVIEW** for a single-family residential subdivision on 7.03 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Oquendo Road and the east and west sides of Pioneer Way within Spring Valley. MN/nm/kh (For possible action) **03/05/25 BCC**
22. **TM-25-500004-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 19 lots and common lots on 2.41 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Pioneer Way, 330 feet north of Oquendo Road within Spring Valley. MN/nm/kh (For possible action) **03/05/25 BCC**
23. **TM-25-500005-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 36 lots and common lots on 4.62 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Oquendo Road and the west side of Pioneer Way within Spring Valley. MN/nm/kh (For possible action) **03/05/25 BCC**
24. **WC-25-400002 (UC-23-0362)-215 PROPERTY, LLC:**  
**WAIVER OF CONDITIONS** of a use permit requiring to add an additional row of trees per Figure 30.64-12 along the west property line in conjunction with a vehicle sales, vehicle wash, and vehicle maintenance facility on 8.6 acres in a CG (Commercial General) Zone and an IP (Industrial Park) Zone. Generally located on the north side of Rafael Rivera Way, 350 feet west of Warbonnet Way within Spring Valley. MN/nai/kh (For possible action) **03/05/25 BCC**
25. **WS-25-0004-SPRING MOUNTAIN, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify residential adjacency standards; 2) allow modified driveway design standards; and 3) allow modified street standards.  
**DESIGN REVIEW** for retail and restaurant development on 1.83 acres in a CG (Commercial General) Zone. Generally located on the north side of Spring Mountain Road and the east side of Lindell Road within Spring Valley. JJ/rr/kh (For possible action) **03/05/25 BCC**

VII. General Business

1. Elect Chair and Vice Chair (For possible action)

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

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager

IX. Next Meeting Date: February 25, 2025.

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>

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700002-Q M V III HACIENDA HOLDINGS L P:**

**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 10.4 acres.

Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. JJ/rk (For possible action)

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RELATED INFORMATION:

**APN:**

163-29-301-013; 163-29-301-014; 163-29-315-019

**EXISTING LAND USE PLAN:**

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

**PROPOSED LAND USE PLAN:**

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 10.4
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a master plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). More specifically, the site is proposed for development of a 104 lot single-family attached duplex project with a density of 10.0 dwelling units per acre. The applicant is requesting a zone change on the 10.4 acres from a RS20 and RS33 to RM18. This zone change requires a master plan amendment to the Compact Neighborhood land use category. According to the applicant, Compact Neighborhood (CN) is compatible with the area in that it provides a more gradual transition of density from the Mid-Intensity Suburban Neighborhood to the west to the Beltway and Business Employment to the east.

### Prior Land Use Requests

| Application Number         | Request   | Action          | Date          |
|----------------------------|---|-----------------|---------------|
| NZC-22-0090                | Reclassified 10.3 acres from R-E and R-2 zone to an R-4 zone for a multiple family residential development                | Approved by BCC | June 2022     |
| ET-20-400154 (NZC-0052-17) | Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex - expired       | Approved by BCC | February 2021 |
| NZC-0052-17                | Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex                                    | Approved by BCC | April 2017    |
| VS-0238-16                 | Vacated and abandoned a drainage easement   | Approved by PC  | June 2016     |
| VS-0426-15                 | Vacated and abandoned Lone Mesa Drive   | Approved by BCC | August 2015   |
| VS-0390-15                 | Vacated and abandoned a portion of Jerry Tarkanian Way  | Approved by PC  | August 2015   |
| NZC-0624-13                | Reclassified 50 acres, including the western edge of this site, to R-2 zoning for a single-family residential development | Approved by BCC | December 2013 |

### Surrounding Land Use

|       | Planned Land Use Category  | Zoning District | Existing Land Use            |
|-------|--|-----------------|------------------------------|
| North | Corridor Mixed-Use   | RM32            | Multiple-family residential  |
| South | Business Employment  | CG              | Office building              |
| East  | Mid-Intensity Suburban Neighborhood (up to 8 du/ae); Business Employment | RS20 & CG       | 215 Beltway & office complex |
| West  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)                      | RS3.3           | Single family residential    |

### Related Applications

| Application Number | Request  |
|--------------------|--|
| ZC-25-0025         | A zone change to reclassify the site from RS-20 and RS3.3 to RM18 is a companion item on this agenda.  |
| VS-25-0026         | A vacation and abandonment for easements and right-of-way is a companion item on this agenda.  |
| WS-25-0029         | A waiver of development standards and design review for a 104 lot single-family residential attached subdivision is a companion item on this agenda. |
| TM-25-500002       | A tentative map for a 104 lot single-family residential attached subdivision is a companion item on this agenda.                                     |

### STANDARDS FOR ADOPTION:

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



## **Analysis**

### **Comprehensive Planning**

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

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac) to Compact Neighborhood (CN) (up to 18 du/ac). Intended primary land uses in the proposed Compact Neighborhood (CN) land use designation include single family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Compact Neighborhood (CN) land use category appropriate for this location. Properties along the Beltway have seen a transition from lower density residential uses to higher density residential and low intensity industrial or commercial developments. Furthermore, staff finds that the proposed project will provide a buffer between the high traffic volume of Jerry Tarkanian Way and the 215 Beltway and the medium density housing on the west side of the project. The request complies with Policy 6.1.4 of the Master Plan which encourages compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources while considering community compatibility. For these reasons, staff finds the request for the Compact Neighborhood (CN) category appropriate.

### **Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 2, 2025 at 9:00 a.m., unless otherwise announced.

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

### **STAFF ADVISORIES:**

#### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

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

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

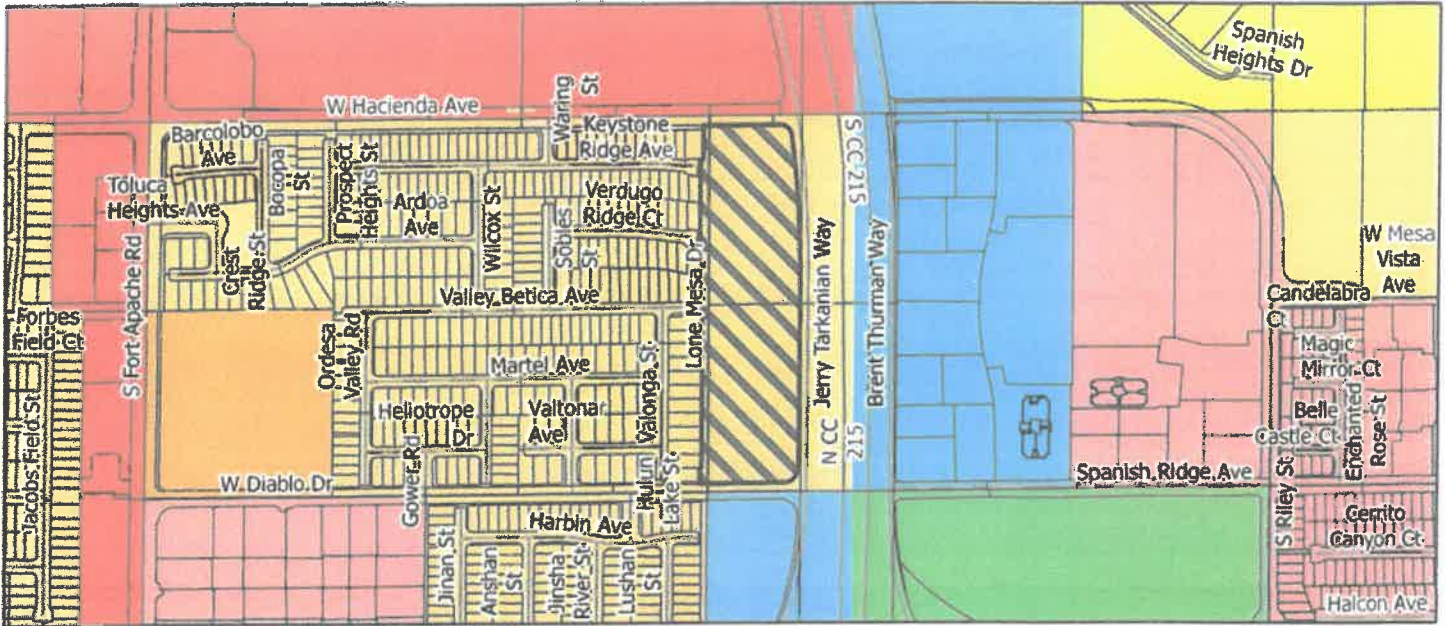
**APPLICANT:** MIKAL KINTNER

**CONTACT:** ANGELA PINLEY, 770 E. WARM SPRINGS ROAD, SUITE 240, LAS VEGAS, NV 89119

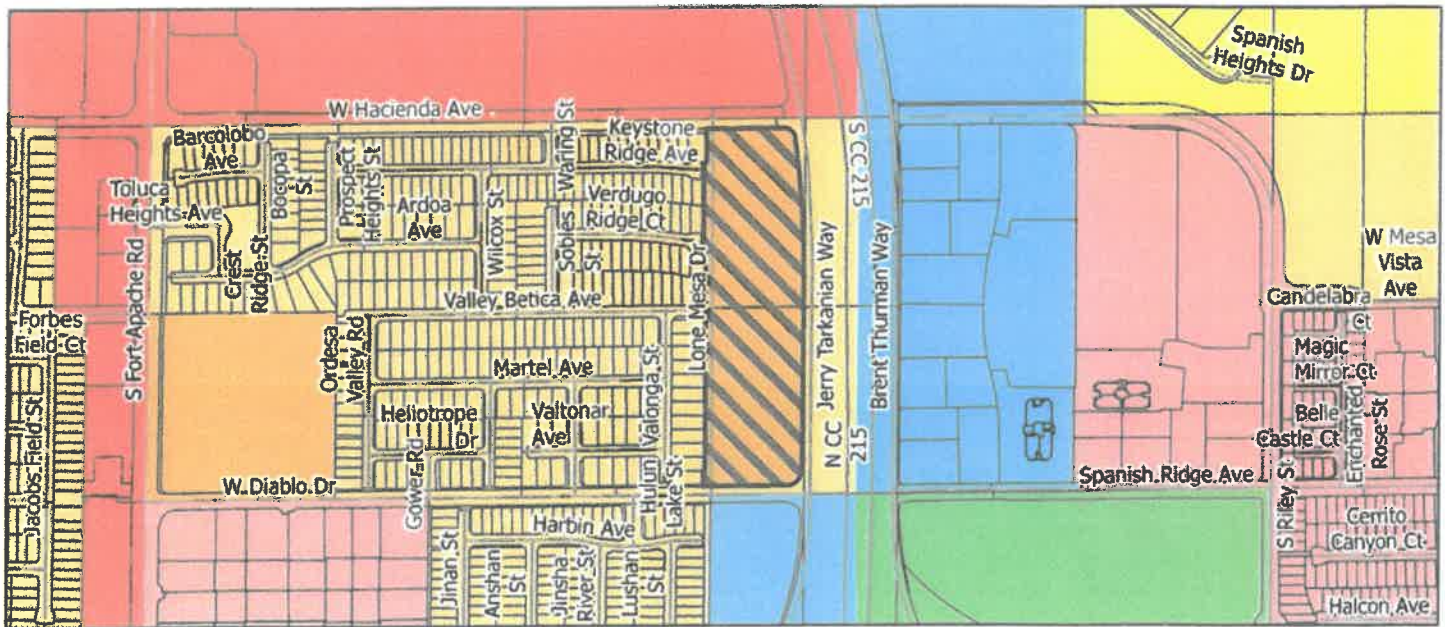
**DRAFT**

# Planned Land Use Amendment PA-25-700002

**DRAFT**



**Current**



**Requested**

**Neighborhoods**

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

**Employment**

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

**Commercial and Mixed Use**

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

**Other**

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

Requested Area To Change

Planning Areas

## Spring Valley Clark County, Nevada

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





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-29-301-013, 163-29-301-014, 163-29-315-019

PROPERTY ADDRESS/ CROSS STREETS: Diablo Dr and Jerry Tarkanian Way

**DETAILED SUMMARY PROJECT DESCRIPTION**

Master Plan Amendment application to amend the planned land use from Mid-Intensity Suburban Neighborhood to Compact Neighborhood (CN) in support of proposed subdivision consisting of 104 single-family attached duplexes and associated improvements.

**PROPERTY OWNER INFORMATION**

NAME: QMV III Hacienda Holdings L P  
 ADDRESS: 20 Enterprise, Suite 125  
 CITY: Aliso Viejo STATE: CA ZIP CODE: 92656  
 TELEPHONE: 858.354.9626 CELL: \_\_\_\_\_ EMAIL: paul.ogier@quarterra.com

**APPLICANT INFORMATION (must match online record)**


NAME: Richmond American Homes  
 ADDRESS: 770 East Warm Springs Rd, Suite 240  
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170168  
 TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Kimley-Horn  
 ADDRESS: 6671 Las Vegas Blvd. South, Suite 320  
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-623-7233 CELL 480-710-4993 EMAIL: eric.hopkins@kimley-horn.com

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

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

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

Paul Ogier  
 \_\_\_\_\_  
 Property Owner (Print)

October 7, 2024  
 \_\_\_\_\_  
 Date

**DEPARTMENT USE ONLY:**

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

APPLICATION # (s) PA-25-700002  
 PC MEETING DATE 3/4/25  
 BCC MEETING DATE 4/2/25  
 TAB/CAC LOCATION Spring Valley

ACCEPTED BY RG  
 DATE 1/9/25  
 FEES \$3,200

DATE 2/11/25



December 02, 2024

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

**RE: Diablo 215**  
**Justification Letter for Master Plan Amendment**  
**APNs: 163-29-301-013, -014, and 163-29-315-019**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the application for a Master Plan Amendment (PA). The subject project is a proposed residential subdivision located at the NWC of Diablo Drive and Jerry Tarkanian Way (APNs: 163-29-301-013, -014, and 163-29-315-019) herein referred to as the "Site."

The Site currently has a planned land use of Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and falls within the Spring Valley Land Use Plan Area, Community District 2. The Site is bound by Hacienda Avenue to the north, Jerry Tarkanian Way to the east, Diablo Drive to the south and the existing Diablo/215 to the west. The following land uses and zoning districts, respectively, are immediately adjacent to the site:

- North: Corridor Mixed-Use (CM) and Residential Multi-Family 32 (RM32)
- East: Business Employment (BE) and Commercial General (CG)
- South: Business Employment (BE) and Commercial General (CG)
- West: Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and Residential Single-Family 3.3 (RS3.3)

A Master Plan Amendment is being requested to amend the planned land use from Mid-Intensity Suburban Neighborhood (up to 8 du/ac) to Compact Neighborhood (CN). The requested planned land use of Compact Neighborhood is compatible with the area in that it provides a more gradual transition of density from the Mid-Intensity Suburban Neighborhood to the west to the Business Employment to the east and south. To mitigate any adverse impact to the lower density Mid-Intensity Suburban Neighborhood developments to the west, the proposed subdivision features a private street running north to south adjacent to these properties to provide an expanded buffer between the existing residences the proposed duplex buildings. In addition to the private street buffer, the proposed subdivision has a density of 10.2 density units per acre (du/ac), which is significantly lower than the 18 du/ac maximum allowed with the land use and closer to the 8 du/ac character of the Mid-Intensity Suburban Neighborhood.

The proposed land use will not have any substantial adverse effect on the surrounding public facilities and services. Research of the existing infrastructure and correspondence with the agencies having jurisdiction have indicated that there is available water and wastewater facilities adjacent to the Site with capacity to service the proposed development. Any potential impacts to the traffic or drainage patterns will be evaluated and addressed by technical studies prepared during the Development Review process with Clark County Public Works.

Furthermore, the proposed amendment aligns with several of the Countywide Goals and Policies detailed in the Clark County Master Plan, outlined as follows.

PLANNER  
COPY

PA-25-700002

Pursuant to Goal 1.1 of providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities, this amendment introduces a new housing type (Policy 1.1.1). The Compact Neighborhood designation will provide a "middle" housing option between the medium-lot, medium-density uses and more intense business employment uses. Being located along Jerry Tarkanian Way and the CC 215 corridor, this will also provide a unique housing density in close proximity to the major transportation route and commercial services within the corridor (Policy 1.1.2).

Pursuant to Goal 1.3 of encouraging the development of new neighborhoods that embody Clark County's core values, this amendment allows for the Applicant to develop housing models that have been particularly successful in other neighborhoods throughout Clark County. The housing models bring desired architectural styles, welcoming streetscapes and new landscaping (Policy 1.3.1) that may not otherwise be possible under the current planned land use. With the existing business employment uses a short distance away along CC 215, the new neighborhood resulting from this amendment would promote connectivity to the existing businesses and the overall integration of the surrounding community (Policy 1.3.3).

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,  
Kimley-Horn and Associates



Eric Hopkins, P.E.  
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada  
Erica Goff, Richmond American Homes of Nevada  
Adel Ziade, Kimley-Horn

PLANNER  
COPY

PA-25-700002





2

03/04/25 PC AGENDA SHEET

**PUBLIC HEARING**

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

**ZC-25-0025-QMV III HACIENDA HOLDINGS L P:**

**ZONE CHANGE** to reclassify 10.4 acres from an RS20 (Residential Single-Family 20) Zone and RS3.3 (Residential Single-Family 3.3) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley (description on file). JJ/rk (For possible action)

**RELATED INFORMATION:**

**APN:**

163-29-301-013; 163-29-301-014; 163-29-315-019

**LAND USE PLAN:**

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 10.4
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a zone change to RM18 (Residential Multi-Family 18). The subject site is proposed for a 104 lot single-family attached duplex project with a density of 10.0 dwelling units per acre. According to the applicant, the proposed zoning district offers a more appropriate transition correlating with the surrounding zoning and the Beltway to the east of this site. Furthermore, the proposed request will not have any substantial adverse effect on the surrounding public facilities and services already contemplated for the area.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date      |
|--------------------|--|-----------------|-----------|
| NZC-22-0090        | Reclassified 10.3 acres from R-E and R-2 zone to an R-4 zone for a multiple family residential development | Approved by BCC | June 2022 |

**Prior Land Use Requests**

| Application Number            | Request   | Action          | Date          |
|-------------------------------|---|-----------------|---------------|
| ET-20-400154<br>(NZC-0052-17) | Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex - expired       | Approved by BCC | February 2021 |
| NZC-0052-17                   | Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex                                    | Approved by BCC | April 2017    |
| VS-0238-16                    | Vacated and abandoned a drainage easement   | Approved by PC  | June 2016     |
| VS-0426-15                    | Vacated and abandoned Lone Mesa Drive   | Approved by BCC | August 2015   |
| VS-0390-15                    | Vacated and abandoned a portion of Jerry Tarkanian Way  | Approved by PC  | August 2015   |
| NZC-0624-13                   | Reclassified 50 acres, including the western edge of this site, to R-2 zoning for a single-family residential development | Approved by BCC | December 2013 |

**Surrounding Land Use**

|       | Planned Land Use Category  | Zoning District | Existing Land Use            |
|-------|--|-----------------|------------------------------|
| North | Corridor Mixed-Use   | RM32            | Multiple family residential  |
| South | Business Employment  | CG              | Office building              |
| East  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Business Employment | RS20 & CG       | 215 Beltway & office complex |
| West  | Mid-Intensity Suburban Neighborhood (up to 8 du/ae)                      | RS3.3           | Single family residential    |

**Related Applications**

| Application Number | Request   |
|--------------------|---|
| PA-25-700002       | A plan amendment to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda. |
| VS-25-0026         | A vacation and abandonment for easements and right-of-way is a companion item on this agenda.   |
| WS-25-0029         | A waiver of development standards and design review for a 104 lot single-family residential attached subdivision is a companion item on this agenda.                          |
| TM-25-500002       | A tentative map for a 104 lot single-family residential attached subdivision is a companion item on this agenda.  |

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Properties along the Beltway have seen a transition from lower density residential uses to higher density residential and low intensity industrial or commercial developments. The proposed density of this project is consistent with the nearby land uses in the area. Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations; in particular, seek opportunities to expand “middle” housing options that are less prevalent such as duplexes, townhomes, triplexes, fourplexes, and smaller multiple family complexes. For these reasons, staff finds the request for the RM18 Zone appropriate.

### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 2, 2025 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0422-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MIKAL KINTNER**

**CONTACT: ANGELA PINLEY, 770 E. WARM SPRINGS ROAD, SUITE 240, LAS VEGAS, NV 89119**





# Department of Comprehensive Planning Application Form

2

ASSESSOR PARCEL #(s): 163-29-301-013, 163-29-301-014

PROPERTY ADDRESS/ CROSS STREETS: Diablo Dr and Jerry Tarkanian Way

### DETAILED SUMMARY PROJECT DESCRIPTION

Rezone application to change zoning districts from Residential Single-Family 20 (RS20) to Residential Multi-Family 18 (RM18) in support of proposed subdivision consisting of 104 single-family attached duplexes and associated improvements.

### PROPERTY OWNER INFORMATION

NAME: QMV III Hacienda Holdings L P  
ADDRESS: 20 Enterprise, Suite 125  
CITY: Aliso Viejo STATE: CA ZIP CODE: 92656  
TELEPHONE: 858.354.9626 CELL \_\_\_\_\_ EMAIL: paul.ogier@quarterra.com

### APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes  
ADDRESS: 770 East Warm Springs Rd, Suite 240  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170168  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn  
ADDRESS: 6671 Las Vegas Blvd. South, Suite 320  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-623-7233 CELL 480-710-4993 EMAIL: eric.hopkins@kimley-horn.com

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

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

E3896257ED6944B  
Property Owner (Signature)\*

Paul Ogier  
Property Owner (Print)

October 7, 2024  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) 2C-25-0025  
PC MEETING DATE 3/4/25  
BCC MEETING DATE 4/2/25  
TAB/CAC LOCATION Spring Valley

ACCEPTED BY RG  
DATE 1/9/25  
FEES \$1,700

DATE 2/11/25



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-29-315-019

PROPERTY ADDRESS/ CROSS STREETS: Diablo Dr and Jerry Tarkanian Way

### DETAILED SUMMARY PROJECT DESCRIPTION

Rezone application to change zoning districts from Residential Single Family 3.3 (RS3.3) to Residential Multi-Family 18 (RM18) in support of proposed subdivision consisting of 104 single-family attached duplexes and associated improvements.

### PROPERTY OWNER INFORMATION

NAME: QMV III Hacienda Holdings L P  
ADDRESS: 20 Enterprise, Suite 125  
CITY: Aliso Viejo STATE: CA ZIP CODE: 92656  
TELEPHONE: 858.354.9626 CELL: \_\_\_\_\_ EMAIL: paul.ogier@quarterra.com

### APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes  
ADDRESS: 770 East Warm Springs Rd, Suite 240  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170168  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn  
ADDRESS: 6671 Las Vegas Blvd. South, Suite 320  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-623-7233 CELL: 480-710-4993 EMAIL: eric.hopkins@kimley-horn.com

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

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

DocuSigned by:

Paul Ogier

October 7, 2024

Property Owner (Signature)\*

Property Owner (Print)

Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) ZC-25-0025

ACCEPTED BY RG

PC MEETING DATE 3/4/25

DATE 1/9/25

BCC MEETING DATE 4/2/25

FEES \$1,700

TAB/CAC LOCATION Spring Valley

DATE 2/11/25



December 02, 2024

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

**RE: Diablo 215**  
**Justification Letter for Zone Change (ZC)**  
**APNs: 163-29-301-013, -014 and 163-29-315-019**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the application for a Zone Change (ZC). The subject project is a proposed residential subdivision located at the NWC of Diablo Drive and Jerry Tarkanian Way (APNs: 163-29-301-013, -014, and 163-29-315-019) herein referred to as the "Site."

The 10.22-acre Site is currently vacant, undeveloped land. The Site is currently zoned Residential Single-Family 20 (RS20) and Residential Single-Family 3.3 (RS3.3) with a planned land use of Mid-Intensity Suburban Neighborhood (up to 8 du/ac). The Site falls within the Spring Valley Land Use Plan Area, Community District 2. The Site is bound by Hacienda Avenue to the north, Jerry Tarkanian Way to the east, Diablo Drive to the south and the existing Diablo/215 to the west. The following land uses and zoning districts, respectively, are immediately adjacent to the site:

- North: Corridor Mixed-Use (CM) and Residential Multi-Family 32 (RM32)
- East: Business Employment (BE) and Commercial General (CG)
- South: Business Employment (BE) and Commercial General (CG)
- West: Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and Residential Single-Family 3.3 (RS3.3)

A Master Plan Amendment is being requested to amend the planning land use from Mid-Intensity Suburban Neighborhood (up to 8 du/ac) to Compact Neighborhood (CN). A zone change is being requested to change the zoning district from Residential Single-Family 20 (RS20) and Residential Single-Family 3.3 (RS3.3) to Residential Multi-Family (RM18), which is compatible with the requested land use amendment. The requested Zone Change will serve to establish standards for lot area, lot dimensions and setbacks that accommodate the density associated with the land use. Furthermore, the proposed zoning district offers a more appropriate transition correlating with the surrounding zoning.

The proposed zoning district will not have any substantial adverse effect on the surrounding public facilities and services. Research of the existing infrastructure and correspondence with the agencies having jurisdiction have indicated that there is available water and wastewater facilities adjacent to the Site with capacity to service the proposed development. Any potential impacts to traffic or drainage patterns will be evaluated and addressed by technical studies prepared during the Development Review process with Clark County Public Works.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

**PLANNER  
COPY**

Sincerely,  
Kimley-Horn and Associates



Eric Hopkins, P.E.  
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada  
Erica Goff, Richmond American Homes of Nevada  
Adel Ziade, Kimley-Horn

**PLANNER  
COPY**  
20-25-0025



3

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**VS-25-0026-0 M V III HACIENDA HOLDINGS L P:**

**VACATE AND ABANDON** easements of interest to Clark County located between Diablo Drive and Hacienda Avenue, and between Lone Mesa Drive and Jerry Tarkanian Way, and a portion of right-of-way being Jerry Tarkanian Way located between Hacienda Avenue and Diablo Drive, and a portion of right-of-way being Diablo Drive located between Jerry Tarkanian Way and Lone Mesa Drive within Spring Valley (description on file). JJ/rg/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
 163-29-301-013; 163-29-301-014; 163-29-315-019

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

**BACKGROUND:**  
**Project Description**  
 The applicant requests the vacation and abandonment of existing easements located throughout the subject parcels. In addition, 5 foot wide portions of the rights-of-way being Jerry Tarkanian Way and Diablo Drive are being vacated in order to accommodate detached sidewalks.

**Prior Land Use Requests**

| Application Number         | Request   | Action          | Date          |
|----------------------------|---|-----------------|---------------|
| NZC-22-0090                | Reclassified 10.3 acres from R-E and R-2 to R-5 zoning, waivers for increase building height, reduce landscaping, and alternative driveway geometrics and design review for multiple family residential development and finished grade in CMA design overlay district | Approved by BCC | June 2022     |
| ET-20-400154 (NZC-0052-17) | Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex   | Approved by BCC | February 2021 |
| ZC-20-0301                 | Reclassified the western portion to C-P zoning and a design review for an office complex on the entire site   | Withdrawn       | August 2020   |
| VS-20-0302                 | Vacation and abandonment of easements   | Withdrawn       | August 2020   |

### Prior Land Use Requests

| Application Number         | Request  | Action          | Date          |
|----------------------------|--|-----------------|---------------|
| TM-20-500100               | 1 lot commercial tentative map   | Withdrawn       | August 2020   |
| ET-20-400043 (NZA-0052-17) | Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex                    | Withdrawn       | August 2020   |
| NZA-0052-17                | Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex                                       | Approved by BCC | April 2017    |
| VS-0238-16                 | Vacated and abandoned a drainage easement  | Approved by PC  | June 2016     |
| VS-0426-15                 | Vacated and abandoned Lone Mesa Drive  | Approved by BCC | August 2015   |
| VS-0390-15                 | Vacated and abandoned a portion of Jerry Tarkanian Way   | Approved by PC  | August 2015   |
| NZA-0624-13                | Reclassified 50 acres, including the western portion of this site, to R-2 zoning for a single family residential development | Approved by BCC | December 2013 |

### Surrounding Land Use

|       | Planned Land Use Category                           | Zoning District (Overlay) | Existing Land Use                     |
|-------|---|---------------------------|---------------------------------------|
| North | Corridor Mixed-Use                                  | RM32                      | Multi-family residential development  |
| South | Business Employment                                 | CG                        | Office development                    |
| East  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS20 & CG                 | 215 Beltway & office complex          |
| West  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                     | Single-family residential development |

### Related Applications

| Application Number | Request   |
|--------------------|---|
| PA-25-700002       | A plan amendment to redesignate the site from Corridor Mixed-Use to Urban Neighborhood is a companion item on this agenda.                      |
| ZC-25-0025         | A zone change to reclassify the site from RS20 and RS3.3 to RM18 is a companion item on this agenda.  |
| WS-25-0029         | A waiver of development standards with a design review for a single-family residential attached development is a companion item on this agenda. |
| TM-25-500002       | A tentative map for 104 lot single-family residential attached subdivision is a companion item on this agenda.                                  |

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

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

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

### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS**

### **Comprehensive Planning**

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

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

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

### **Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

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

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

- No objection

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MIKAL KINTNER

**CONTACT:** ANGELA PINLEY, 770 E. WARM SPRINGS ROAD, SUITE 240, LAS VEGAS, NV 89119

DRAFT



# Department of Comprehensive Planning Application Form

3

ASSESSOR PARCEL #(s): 163-29-301-013, 163-29-301-014, ~~163-29-315-019~~

PROPERTY ADDRESS/ CROSS STREETS: Diablo Dr and Jerry Tarkanian Way

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacation and abandonment of easements and portions of public right-of-way in support of proposed subdivision consisting of 104 single-family attached duplexes and associated improvements.

### PROPERTY OWNER INFORMATION

NAME: QMV III Hacienda Holdings L P  
ADDRESS: 20 Enterprise, Suite 125  
CITY: Aliso Viejo STATE: CA ZIP CODE: 92656  
TELEPHONE: 858.354.9626 CELL \_\_\_\_\_ EMAIL: paul.ogier@quarterra.com

### APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes  
ADDRESS: 770 East Warm Springs Rd, Suite 240  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170168  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn  
ADDRESS: 6671 Las Vegas Blvd. South, Suite 320  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-623-7233 CELL 480-710-4993 EMAIL: eric.hopkins@kimley-horn.com

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

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

DocuSigned by:  
  
Property Owner (Signature)\*

Paul Ogier  
Property Owner (Print)

October 7, 2024  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-25-0026  
PC MEETING DATE 3/4/25  
BCC MEETING DATE 4/2/25  
TAB/CAC LOCATION Spring Valley

ACCEPTED BY RG  
DATE 1/9/25  
FEES \$1,700

DATE 2/11/25



December 02, 2024

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

**RE: Diablo 215**  
**Justification Letter for Vacation Application**  
**APNs: 163-29-301-013, 163-29-301-014 and 163-29-315-019**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, Inc., is respectfully submitting this Justification Letter in accordance with the Vacation Application. The subject project is a proposed single-family, attached (duplex) development located at the SWC Hacienda Avenue and Jerry Tarkanian Way (APNs: 163-29-301-013, 163-29-301-014 and 163-29-315-019) herein referred to as the "Site."

A Vacation Application is also being requested and processed for this project to vacate the following easements:

- Roadway & Public Utilities Easement per U.S. Patent No. 1167040, OR:118:97213
- Portion of Public Right-of-Way per Instrument No. 20070710-04712
- Portion of Public Right-of-Way per Book 20000106, Instrument No. 00515
- Utility & Drainage Easement per Instrument No. 20151119-02246
- Pedestrian Access, Streetlight, and Traffic Control Device Easement per Instrument No. 20151119-02246
- Road and Drainage Easement per Book 20000728, Instrument No. 02453 (except any portion lying within the Public Right-of-Way)

The patent easement is being vacated because it is no longer needed for roadway access or utility installation and will now be utilized for the proposed single-family, attached (duplex) development.

The portions of public right-of-way are being vacated per Clark County's request to provide a detached sidewalk along the Jerry Tarkanian Way frontage. The utility and drainage easement as well as the pedestrian access, streetlight and traffic control device easement are also being vacated to provide a detached sidewalk along the Jerry Tarkanian Way frontage. New easements for the appropriate uses will be granted in revised locations with the proposed single-family, attached (duplex) development.

The road and drainage easement is being vacated because it is no longer needed for this use and this area will now be improved with the proposed multi-family development.

**PLANNER  
COPY**

The Vacation Application and corresponding documents are included with this submittal for your review.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,

Kimley-Horn and Associates



Eric Hopkins, P.E.  
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada  
Erica Goff, Richmond American Homes of Nevada  
Mikal Kintner, Kimley-Horn  
Dae Duenas, Kimley-Horn

**PLANNER  
COPY**





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**PUBLIC HEARING**

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

**WS-25-0029-QMV III HACIENDA HOLDINGS LP:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; 2) increase wall height; and 3) modify uniform standard drawings.

**DESIGN REVIEW** for a single-family residential attached development on 10.40 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, and the north side of Diablo Drive within Spring Valley. JJ/rg/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-29-301-013; 163-29-301-014; 163-29-315-019

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the street landscaping along Jerry Tarkanian Way to 14 feet where 15 feet is required per Section 30.04.10D (a 7% reduction).
- b. Reduce the street landscape along Diablo Drive to 14 feet where 15 feet is required per Section 30.04.01D (a 7% reduction).
2. a. Allow a 7 foot high retaining wall along Jerry Tarkanian Way where 3 feet is the maximum allowed above the finished grade of the street or sidewalk per Section 30.04.03C (a 133% increase).
- b. Allow a 4 foot high retaining wall along Hacienda Avenue where 3 feet is the maximum allowed above the finished grade of the street or sidewalk per Section 30.04.03C (a 33% increase).
3. a. Reduce the separation from the back of curb radius to a driveway to 4 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 67% reduction).
- b. Reduce the separation between driveway and property line on adjacent lots to 1 foot where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 83% reduction).

**LAND USE PLAN:**

**SPRING VALLEY - COMPACT NEIGHBORHOOD**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 10.40

- Project Type: Single-family residential attached development
- Number of Lots: 104
- Density (du/ac): 10.18
- Minimum/Maximum Lot Size (square feet): 2,180/2,862
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 1,363 (Valencia)/1,450 (Valerie)/1,600 (Vance)
- Open Space Required/Provided: 12,480/20,011

### Site Plan

The plans depict a proposed single-family attached residential subdivision that consists of 104 lots with a density of 10.18 dwelling units per acre. Access to the site is provided via 1 proposed driveway on the northwest corner of the subdivision adjacent to Hacienda Avenue. The second point of access is via a proposed driveway on the southwest corner of the site adjacent to Diablo Drive. The tentative map depicts that all 104 lots face internally within the subdivision toward private streets. The submitted plan also depicts detached sidewalks with street landscaping along the north property line (along Hacienda Avenue), along the east property line (along Jerry Tarkanian Way), and lastly, along the south property line (along Diablo Drive).

### Landscaping

The plans depict a 14 foot wide street landscape area along Jerry Tarkanian Way and Diablo Drive which includes the following: a 5 foot wide landscape strip behind the back of curb, a 5 foot wide detached sidewalk, and a 4 foot wide landscape strip behind the detached sidewalk.

The applicant is requesting medium trees and shrubs to be planted every 20 linear feet of street frontage along Jerry Tarkanian Way, Hacienda Avenue, and Diablo Drive. A waiver of development standards is a part of this application to reduce the street landscaping along Jerry Tarkanian Way and Diablo Drive.

Furthermore, there is a 20 foot wide drainage easement maintained by the Clark County Water Reclamation District along the west side of the development. The easement needs to be drivable in order to access and maintain the existing infrastructure in the easement. Therefore, no landscaping will be installed within this easement. The applicant provided written correspondence stating that no landscaping should be installed within this area.

### Elevations

The plans depict three, 2 story attached dwellings, with 4 elevation types. All 4 sides have a combination of lap siding elements, parapet wall, window trim, coach lighting, pitched roof, concrete tile, stone veneer, overhangs, garage door pattern, and patio cover. All garages are front loaded access and face private streets.

### Floor Plans

The plans depict single family attached dwellings with 3 bedrooms, and 2 to 2.5 bathrooms. Each home will have a 1 car garage. The floor area of the proposed dwellings ranges from 1,363 square feet to 1,600 square feet.

Applicant's Justification

The applicant states the increase in the wall height along the rear yard walls for the lots backing up to Jerry Tarkanian Way and Diablo Drive. In addition, there is an existing sewer line located along the west side of the development. Due to the 6 foot elevation change from west to east, the proposed residential lots along the east side of development is required to flow from east to west. The grade elevation along the east portion of the site will need to be increased up to 10 feet above Jerry Tarkanian Way; therefore, requiring a 7 foot high retaining wall. Also, a 3 foot high retaining wall is being proposed behind the detached sidewalks along Jerry Tarkanian Way and Diablo Road, which are located within the street landscape strip area reduces the 15 foot wide street landscape strip requirement. Waivers of reduced driveway separations and curb return are necessary due to the proposed single-family attached residential development the location of the driveways would meet the requirements of the uniform standard drawings.

**Prior Land Use Requests**

| Application Number         | Request   | Action          | Date          |
|----------------------------|---|-----------------|---------------|
| NZC-22-0090                | Reclassified 10.3 acres from R-E and R-2 to R-5 zoning, waivers for increase building height, reduce landscaping, and alternative driveway geometrics and design review for multiple family residential development and finished grade in CMA design overlay district | Approved by BCC | June 2022     |
| ET-20-400154 (NZC-0052-17) | Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex   | Approved by BCC | February 2021 |
| ZC-20-0301                 | Reclassified the western portion to C-P zoning and a design review for an office complex on the entire site   | Withdrawn       | August 2020   |
| VS-20-0302                 | Vacation and abandonment of easements   | Withdrawn       | August 2020   |
| TM-20-500100               | 1 lot commercial tentative map  | Withdrawn       | August 2020   |
| ET-20-400043 (NZC-0052-17) | Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex   | Withdrawn       | August 2020   |
| NZC-0052-17                | Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex  | Approved by BCC | April 2017    |
| VS-0238-16                 | Vacated and abandoned a drainage easement   | Approved by PC  | June 2016     |
| VS-0426-15                 | Vacated and abandoned Lone Mesa Drive   | Approved by BCC | August 2015   |
| VS-0390-15                 | Vacated and abandoned a portion of Jerry Tarkanian Way  | Approved by PC  | August 2015   |
| NZC-0624-13                | Reclassified 50 acres, including the western portion of this site, to R-2 zoning for a single-family residential development  | Approved by BCC | December 2013 |

**Surrounding Land Use**

|       | Planned Land Use Category                           | Zoning District (Overlay) | Existing Land Use                     |
|-------|---|---------------------------|---------------------------------------|
| North | Corridor Mixed-Use                                  | RM32                      | Multi-family residential development  |
| South | Business Employment                                 | CG                        | Office development                    |
| East  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS20 & CG                 | Public right-of-way & office complex  |
| West  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                     | Single-family residential development |

**Related Applications**

| Application Number | Request   |
|--------------------|---|
| PA-25-700002       | A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood to Compact Neighborhood is a companion item on this agenda. |
| ZC-25-0025         | A zone change to reclassify the site from RS20 and RS3.3 to RM18 is a companion item on this agenda.  |
| TM-25-500002       | A tentative map for 104 lot single-family residential attached subdivision is a companion item on this agenda.                                |
| VS-25-0026         | A vacation and abandonment for patent easements and portions of right-of-way is a companion item on this agenda.                              |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

Waivers of Development Standards #1a & #1b

Street landscaping is necessary to reduce the urban heat island effect and to buffer uses from streets. Reducing the width of the required street landscaping is a self-imposed hardship that can be rectified by redesigning this area to add the additional 1 foot to meet the required 15 foot wide street landscape area with detached sidewalks. Therefore, staff cannot support this request.

Waivers of Development Standards #2a & #2b

In accordance with Title 30, only tiered retaining wall may be used with a landscape 3 foot horizontal off-set provided between each 3 feet of vertical height. Tiered walls could be provided

in the backyard area or the side of the lots adjacent to the eastern and southern boundaries. These requests are a self-imposed hardship that can be rectified with a redesign of the subdivision. The proposed retaining wall height does not meet the intent of Master Plan Policy SV-1.1 (Neighborhood Integrity) that encourage preserving the integrity of uniform contiguous and uniform neighborhood development. Therefore, staff also cannot support this request.

#### Design Review

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

The layout and internal street of the proposed subdivision is functional. A minimum of architectural features is included on each façade of the single-family residences that include varying rooflines, and varying building materials. The applicant has proposed an alternative landscape plan due to the tiered wall system along Jerry Tarkanian Way and Diablo Drive and avoid conflicts with the existing drainage easement. However, since staff is not supporting the waivers of development standards, staff also recommends denial of this request.

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

##### Waiver of Development Standards #3a

Staff has no objection to reducing the distance from the back of curb radius (BCR) to the driveways. The reduction is for lots internal to the development that will see a lower volume of traffic, helping to mitigate potential impacts from the reduction.

##### Waiver of Development Standards #3b

Staff has no objection to the reduction in the distance from the driveways to the property line. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their garages.

#### **Recommendation:**

Approval of Waiver of Development Standards #3.

#### **Staff Recommendation**

Approval of waiver of development standards #3; denial of waivers of development standards #1, #2, and the design review.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### **Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0422-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MIKAL KINTNER**

**CONTACT: ANGELA PINLEY, 770 E. WARM SPRINGS ROAD, SUITE 240, LAS VEGAS,  
NV 89119**

**DRAFT**







# Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 163-29-301-013, 163-29-301-014, 163-29-315-019

PROPERTY ADDRESS/ CROSS STREETS: Diablo Dr and Jerry Tarkanian Way

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use application in support of proposed subdivision consisting of 104 single-family attached duplexes and associated improvements.

PROPERTY OWNER INFORMATION

NAME: QMV III Hacienda Holdings L P  
 ADDRESS: 20 Enterprise, Suite 125  
 CITY: Aliso Viejo STATE: CA ZIP CODE: 92656  
 TELEPHONE: 858.354.9626 CELL: \_\_\_\_\_ EMAIL: paul.ogier@quarterra.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes  
 ADDRESS: 770 East Warm Springs Rd, Suite 240  
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170168  
 TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn  
 ADDRESS: 6671 Las Vegas Blvd. South, Suite 320  
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-623-7233 CELL 480-710-4993 EMAIL: eric.hopkins@kimley-horn.com

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

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

DocuSigned by:  
  
 \_\_\_\_\_  
 Property Owner (Signature)\*

Paul Ogier  
 \_\_\_\_\_  
 Property Owner (Print)

October 7, 2024  
 \_\_\_\_\_  
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-25-0029 ACCEPTED BY RG  
 PC MEETING DATE 3/4/25 DATE 1/9/25  
 BCC MEETING DATE 4/2/25 FEES \$1,800  
 TAB/CAC LOCATION Spring Valley DATE 2/11/25



December 17, 2024

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

**RE: Diablo 215**  
**Justification Letter for Land Use Application: Waiver of Development Standards (WS) and Design Review (DR)**  
**APNs: 163-29-301-013, -014 and 163-29-315-019**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the application for a Land Use Application, which consists of five (5) Waivers of Development Standards (WS) and a Design Review (DR). The subject project is a proposed residential subdivision located at the NWC of Diablo Drive and Jerry Tarkanian Way (APNs: 163-29-301-013, -014, and 163-29-315-019) herein referred to as the "Site."

The 10.22-acre Site is currently vacant, undeveloped land. The Site is currently zoned Residential Single-Family 20 (RS20) and Residential Single-Family 3.3 (RS3.3) with a planned land use of Mid-Intensity Suburban Neighborhood (up to 8 du/ac). The Site falls within the Spring Valley Land Use Plan Area, Community District 2. The Site is bound by Hacienda Avenue to the north, Jerry Tarkanian Way to the east, Diablo Drive to the south and the existing Diablo/215 to the west. The following land uses and zoning districts, respectively, are immediately adjacent to the site:

- North: Corridor Mixed-Use (CM) and Residential Multi-Family 32 (RM32)
- East: Business Employment (BE) and Commercial General (CG)
- South: Business Employment (BE) and Commercial General (CG)
- West: Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and Residential Single-Family 3.3 (RS3.3)

The proposed project consists of one hundred and four (104) single-family, attached (duplex) residential units. The resulting density is 10.18 dwelling units per acre (gross). The minimum gross lot area of the proposed residential units is 2,180 square feet, the maximum area is 2,862 square feet and the average lot area is 2,236 square feet. The minimum lot width is 25-feet and the minimum lot depth is 84-feet, however, the lot dimensions vary across the site to meet minimum lot area criteria.

Access to the site will be provided by a proposed driveway off Hacienda Avenue and a proposed driveway off Diablo Drive.

The proposed architecture for the project includes three (3) two-story floorplans. The "Valerie" is 1,450 square feet and has a maximum height of 26'-11" measured from finished floor. The "Vance" is 1,600 square feet and has a maximum height of 26'-11" measured from finished floor. The "Valencia" is 1,363 square feet and has a maximum height of 26'-11" measured from finished floor. Each home features an attached one-car garage, three (3) bedrooms, and a 20-foot driveway. Each home also features a covered porch entry and a rear covered patio. The "Robert" features a front courtyard with covered porch and a rear covered patio. The proposed floor plans and elevations are included in the submittal package.

**PLANNER  
COPY**

The proposed zoning for the project, Residential Multi-Family 18 (RM18), requires a minimum open space of 120 square feet per residential unit for single-family, attached development per Clark County Title 30 Unified Development Code (Title 30) §30.02.09. A total of 12,480 square feet of open space is required for the proposed project. A total of 20,011 square feet of open space is provided. The open space will feature amenities that include a shaded ramada, picnic tables, benches, barbeque(s) and dog stations.

Site improvements will comply with Clark County Title 30 Unified Development Code (Title 30) standards, except those pertaining to the requested Waiver of Development Standards detailed in a latter section. Half street improvements along the Hacienda Avenue and Diablo Drive will be provided and include pavement widening, curb and gutter, sidewalk, streetlights, landscaping, underground utilities, accessibility and positive drainage. Jerry Tarkanian Way is a proposed Capital Improvements Project in progress by Clark County Public Works.

Perimeter landscaping will be maintained per Title 30 development standards. The frontage along Hacienda Avenue, Diablo Drive and Jerry Tarkanian Way will provide 10 feet of landscaping separated by a 5-foot detached, concrete sidewalk. The proposed landscaping design will be consistent with the surrounding area and will conform with Title 30 development standards. Per §30.04.01D.7.iii, the alternative for medium trees provided for every 20 feet of public street frontage will be utilized for the landscaping design as medium trees are more readily available from local nurseries and have a higher survival rate than large trees. All planting material will also comply with the approved Southern Nevada Regional Plant List.

#### **Waiver of Development Standards #1**

A Waiver of Development Standards is being requested for a 7-foot maximum retaining wall height where the maximum is 3 feet in height per Title 30 §30.04.03. The waiver is being requested for the rear yard walls for the lots backing up to Jerry Tarkanian Way. These lots sewer to the existing sewer along the western boundary of the Site within existing APN 163-29-315-019, which is approximately at minimum depth per agency standards. Furthermore, the existing terrain of the Site slopes an average of 6 feet in elevation change from west to east. In order to provide sewer service to the homes along the eastern boundary of the development, abiding by agency standards, the finished floors of these homes need to be elevated approximately 10 feet above Jerry Tarkanian Way. By placing a 3-foot retaining wall along the back of the detached sidewalk, a 7-foot maximum retaining wall, offset 3 feet from the first wall, would still be needed to achieve the finished floor grades. A 7-foot maximum retaining wall height, therefore, is requested for the Waiver of Development Standards to support the sewer services for the lots backing up to Jerry Tarkanian Way.

#### **Waiver of Development Standards #2**

A Waiver of Development Standards is being requested to waive the buffering and screening requirement of a 15-foot landscape buffer with an 8-foot decorative screen wall for an RM district adjacent to an RS district per Title 30 §30.04.02. The waiver is being requested for the western property boundary where the Site abuts the existing Diablo/215 subdivision. The 20' along the western property boundary is being utilized for several existing easements, including a Fire Access Easement, Private Drainage Easement, Clark County Water Reclamation District (CCWRD) Sewer Easement and a Las Vegas Valley Water District (LVVWD) easement. There is an existing sewer main along this entire perimeter, an existing water main along a portion of the perimeter as well as a private drainage facilities crossing these mains that must be protected and maintained to service the Diablo/215 subdivision.

**PLANNER  
COPY**

These underground facilities prevent the construction of a decorative screen wall and the landscaping per the development standards as their installation would risk damage to the facilities and obstruct access for maintenance. Furthermore, the agencies with granted uses in this area would not allow for modifications to this area that may disrupt their use. A Waiver of Development Standards to exclude the 8-foot decorative screen wall and 15 feet of landscaping, therefore, is requested to maintain the existing facilities and paved access along the western property boundary.

### Waiver of Development Standards #3

A Waiver of Development Standards is being requested to reduce the spacing between the proposed driveways to the adjacent lot lines to 1'-10 ½" where 6 feet is required per Clark County Area Uniform Standard Drawing 222. Due to the housing product type being an attached, duplex style, the floorplans are mirrored to provide a symmetrical appeal to the streetscape as well as a most cost-efficient solution. The mirrored floorplans ultimately provide a more affordable housing product. With the mirrored floorplans, however, the garages are located side-by-side, separated by the shared wall between residential units, in which the shared property line is centered. This causes the driveways to be aligned at 1'-10 ½" from the lot line. The Waiver of Development Standards, therefore, is requested to allow for this driveway configuration suitable for the attached, duplex products proposed with this development.

### Waiver of Development Standards #4

A Waiver of Development Standards is being requested to reduce the spacing between the beginning/ending of the curb return, or spandrel, to the home driveway for corner lots to 4'-10" where 12 feet is required per Clark County Area Uniform Standard Drawing 222. Due to the housing product type being an attached, duplex style, the lot width required to accommodate the housing unit is a minimum of 25'-2". The corner lot setback required per Title 30 is 10 feet. Generally, the corner lots have an adjacent 10-foot minimum common element proposed between the lot and private street in order to utilize the space for street landscaping to be maintained by the homeowner's association. In addition, 5 feet of space is left between the house and lot line to provide access to the rear yard. Even with this spacing, there is only approximately 4'-10" remaining between spandrel and driveway when utilizing a 20-foot curb return radius, measured at the back of curb. The Waiver of Development Standards, therefore, is requested to allow for this driveway configuration suitable for the attached, duplex products proposed with this development.

### Waiver of Development Standards #5

A Waiver of Development Standards is being requested to reduce the minimum required landscape area by 8 inches where a minimum 15-foot-wide area consisting of 2 landscape strings, 5 feet wide on each side of a 5-foot-wide sidewalk is required per §30.04.01D.7.i. The waiver is being requested because the project proposes tiered retaining walls along Diablo Road and Jerry Tarkanian Way in order to reduce the amount of total exposed wall height and corresponding visual impact to the streetscape. The first tier of retaining wall will be placed such that the face of wall is at the back of the sidewalk and the face of the second tier of retaining wall will be on the rear lot line of the adjacent lot. Generally, the retaining walls are constructed of concrete masonry unit (CMU) and are 8 inches in width. These 8 inches reduces the landscape area behind the sidewalk and wall to a total 4'-4". The Waiver of

Development Standards, therefore, is requested to accommodate the tiered retaining wall behind the detached sidewalk.

**Design Review**

A Design Review is requested to ensure compliance with the development and design standards of Title 30, as required for new single-family, attached residential developments. One item to note for the Design Review is the use of stub streets along Street 'A' as shown on the Site Plan included with the application. Street 'A' was aligned north-south along the west side of the Site to align with the existing driveway across Diablo Drive and to connect existing storm drain facilities along the western perimeter. This caused the proposed lots to be placed on the east side of Street 'A,' however, it was not possible to front lots to Street 'A' due to the narrow shape of the property and the space taken up by existing easements and utility facilities along the western boundary. The lots, Lots 1-14, shown on the Site Plan, therefore, were oriented north-south and the stub streets were added to provide access and utility services to these lots.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,  
Kimley-Horn and Associates



Eric Hopkins, P.E.  
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada  
Erica Goff, Richmond American Homes of Nevada  
Dae Duenas, Kimley-Horn  
Mikal Kintner, Kimley-Horn

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COPY**



03/04/25 PC AGENDA SHEET

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-25-500002-OMV III HACIENDA HOLDINGS LP:**

**TENTATIVE MAP** consisting of 104 single-family attached residential lots on 10.40 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, within Spring Valley. JJ/rg/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

163-29-301-013; 163-29-301-014; 163-29-315-019

**LAND USE PLAN:**

SPRING VALLEY - COMPACT NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 10.40
- Project Type: Single-family residential attached development
- Number of Lots: 104
- Density (du/ac): 10.18
- Minimum/Maximum Lot Size (square feet): 2,180/2,862

**Project Description**

The plans depict a proposed single-family attached residential subdivision that consists of 104 lots with a density of 10.18 dwelling units per acre. Access to the site is provided via 1 proposed driveway on the northwest corner of the subdivision adjacent to Hacienda Avenue. The second point of access is via a proposed driveway on the southwest corner of the site adjacent to Diablo Drive. The tentative map depicts that all 104 lots face internally within the subdivision toward private streets. The submitted plan also depicts detached sidewalks with street landscaping along the north property line (along Hacienda Avenue), along the east property line (along Jerry Tarkanian Way), and lastly, along the south property line (along Diablo Drive).

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date      |
|--------------------|--|-----------------|-----------|
| NZC-22-0090        | Reclassified 10.3 acres from R-E and R-2 to R-5 zoning, waivers for increase building height, reduce landscaping, and alternative driveway geometrics and design review for multiple family residential development and finished grade | Approved by BCC | June 2022 |

### Prior Land Use Requests

| Application Number            | Request  | Action          | Date          |
|-------------------------------|--|-----------------|---------------|
| ET-20-400154<br>(NZA-0052-17) | Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex                    | Approved by BCC | February 2021 |
| ZC-20-0301                    | Reclassified the western portion to C-P zoning and a design review for an office complex on the entire site                  | Withdrawn       | August 2020   |
| VS-20-0302                    | Vacation and abandonment of easements  | Withdrawn       | August 2020   |
| TM-20-500100                  | 1 lot commercial tentative map   | Withdrawn       | August 2020   |
| ET-20-400043<br>(NZA-0052-17) | Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex                    | Withdrawn       | August 2020   |
| NZA-0052-17                   | Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex                                       | Approved by BCC | April 2017    |
| VS-0238-16                    | Vacated and abandoned a drainage easement  | Approved by PC  | June 2016     |
| VS-0426-15                    | Vacated and abandoned Lone Mesa Drive  | Approved by BCC | August 2015   |
| VS-0390-15                    | Vacated and abandoned a portion of Jerry Tarkanian Way   | Approved by PC  | August 2015   |
| NZA-0624-13                   | Reclassified 50 acres, including the western portion of this site, to R-2 zoning for a single-family residential development | Approved by BCC | December 2013 |

### Surrounding Land Use

|       | Planned Land Use Category                           | Zoning District (Overlay) | Existing Land Use                     |
|-------|---|---------------------------|---------------------------------------|
| North | Corridor Mixed-Use                                  | RM32                      | Multi-family residential development  |
| South | Business Employment                                 | CG                        | Office development                    |
| East  | Business Employment                                 | RS20 & CG                 | CC 215 Beltway & office complex       |
| West  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                     | Single-family residential development |

### Related Applications

| Application Number | Request   |
|--------------------|---|
| PA-25-700002       | A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood to Compact Neighborhood is a companion item on this agenda. |
| ZC-25-0025         | A zone change to reclassify the site from RS20 and RS3.3 to RM18 is a companion item on this agenda.  |



### Related Applications

| Application Number | Request   |
|--------------------|---|
| VS-25-0026         | A vacation and abandonment for patent easements and portions of right-of-way is a companion item on this agenda.                                |
| WS-25-0029         | A waiver of development standards with a design review for a single-family residential attached subdivision is a companion item on this agenda. |

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30. However, since staff does not support the waiver of development standards; therefore, staff does not support the tentative map.

##### Staff Recommendation

Denial.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

If approved:

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

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

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

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0422-2024 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** MIKAL KINTNER  
**CONTACT:** ANGELA PINLEY, 770 E. WARM SPRINGS ROAD, SUITE 240, LAS VEGAS, NV 89119



# Department of Comprehensive Planning Application Form

5

ASSESSOR PARCEL #(s): 163-29-301-013, 163-29-301-014, 163-29-315-019

PROPERTY ADDRESS/ CROSS STREETS: Diablo Dr and Jerry Tarkanian Way

### DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map application in support of proposed subdivision consisting of 104 single-family attached duplexes and associated improvements.

### PROPERTY OWNER INFORMATION

NAME: QMV III Hacienda Holdings L P  
ADDRESS: 20 Enterprise, Suite 125  
CITY: Aliso Viejo STATE: CA ZIP CODE: 92656  
TELEPHONE: 858.354.9626 CELL: \_\_\_\_\_ EMAIL: paul.ogier@quarterra.com

### APPLICANT INFORMATION (must match online record)


NAME: Richmond American Homes  
ADDRESS: 770 East Warm Springs Rd, Suite 240  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170168  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn  
ADDRESS: 6671 Las Vegas Blvd. South, Suite 320  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-623-7233 CELL 480-710-4993 EMAIL: eric.hopkins@kimley-horn.com

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

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

Docusigned by:  
  
\_\_\_\_\_  
Property Owner (Signature)\*

Paul Ogier  
\_\_\_\_\_  
Property Owner (Print)

October 7, 2024  
\_\_\_\_\_  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-25-500002  
PC MEETING DATE 3/4/25  
BCC MEETING DATE 4/2/25  
TAB/CAC LOCATION Spring Valley

ACCEPTED BY RG  
DATE 1/9/25  
FEES \$750

DATE 2/11/25



December 17, 2024

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

**RE: Diablo 215**  
**Justification Letter for Tentative Map Application**  
**APNs: 163-29-301-013, -014 and 163-29-315-019**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the application for a Tentative Map. The subject project is a proposed residential subdivision located at the NWC of Diablo Drive and Jerry Tarkanian Way (APNs: 163-29-301-013, -014, and 163-29-315-019) herein referred to as the "Site."

The 10.22-acre Site is currently vacant, undeveloped land. The Site is currently zoned Residential Single-Family 20 (RS20) and Residential Single-Family 3.3 (RS3.3) with a planned land use of Mid-Intensity Suburban Neighborhood (up to 8 du/ac). The Site falls within the Spring Valley Land Use Plan Area, Community District 2. The Site is bound by Hacienda Avenue to the north, Jerry Tarkanian Way to the east, Diablo Drive to the south and the existing Diablo/215 to the west. The following land uses and zoning districts, respectively, are immediately adjacent to the site:

- North: Corridor Mixed-Use (CM) and Residential Multi-Family 32 (RM32)
- East: Business Employment (BE) and Commercial General (CG)
- South: Business Employment (BE) and Commercial General (CG)
- West: Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and Residential Single-Family 3.3 (RS3.3)

The proposed project consists of one hundred and four (104) single-family, attached (duplex) residential units. The resulting density is 10.18 dwelling units per acre (gross). The minimum gross lot area of the proposed residential units is 2,180 square feet, the maximum area is 2,862 square feet and the average lot area is 2,236 square feet. The minimum lot width is 25-feet and the minimum lot depth is 84-feet, however, the lot dimensions vary across the site to meet minimum lot area criteria.

All proposed lots conform to the lot requirements contained within Title 30. There are no remnant lots created with the subdivision of the subject property. All lots and common areas have legal access from the private streets to be dedicated within the subdivision, as shown on the Tentative Map. Each lot line is approximately perpendicular or radial to the private street which it fronts and there are no double frontage lots.

The subject site is larger than 5 acres, therefore, 2 entries are proposed. Access to the site will be provided by a proposed driveway off Hacienda Avenue and a proposed driveway off Diablo Drive. The driveways are located to align with existing driveways on the opposite side of the intersecting street and to provide adequate spacing from other existing or planned driveways. The proposed driveways are located entirely within the subject property.

The street system and proposed lot configuration was designed to maximize the amount of double-loaded street frontage, which was accomplished by the easterly street running north-south. The

westerly street running north-south was aligned to provide through-access from Diablo Drive to Hacienda Avenue while also providing pavement over and access to existing storm drain and utilities. The shorter connecting streets were located to either maximize double-loaded street frontage or to provide storm drain and utility connections efficiently. Due to the narrowness of the subject property and constraints by existing storm drain and utilities that need to be maintained along the western perimeter, smaller stub streets were provided to accommodate the interior lots oriented north-south in the centralized area of the subdivision.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,  
Kimley-Horn and Associates



Eric Hopkins, P.E.  
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada  
Erica Goff, Richmond American Homes of Nevada  
Dae Duenas, Kimley-Horn  
Mikal Kintner, Kimley-Horn

PLANNER  
COPY



6

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0764-GREENMAP GROUP, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Torrey Pines Drive and Redwood Street (alignment) and between Oquendo Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/nai/kh (For possible action)

RELATED INFORMATION:

**APN:**

163-35-101-018

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon patent easements located along the north, west, and south property lines. These patent easements are no longer necessary for the development of the subject parcel.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| WS-23-0808         | Waived detached sidewalks and street landscaping; waiver of development standards to reduce lot size was withdrawn | Approved by BCC | February 2024 |

**Surrounding Land Use**

|              | Planned Land Use Category                 | Zoning District (Overlay) | Existing Land Use        |
|--------------|---|---------------------------|--------------------------|
| North & West | Open Lands                                | RS20 (AE-60)              | Undeveloped              |
| South & East | Ranch Estate Neighborhood (up to 2 du/ac) | RS20                      | Single-family residences |

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

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

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

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

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

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

#### **Building Department - Addressing**

- No comment.

#### **Fire Prevention Bureau**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GREENMAP GROUP, LLC

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



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**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**ZC-25-0036-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 4.18 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley (description on file). MN/gc (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-34-101-005

**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: 4.18
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed RS3.3 zoning conforms with the planned land use for the site, and properties to the north, west, and south are already zoned RS3.3. Therefore, the proposed RS3.3 zoning would be complementary to the surrounding area.

**Surrounding Land Use**

|                     | <b>Planned Land Use Category</b>                    | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>  |
|---------------------|---|----------------------------------|---------------------------|
| North, South & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                            | Single-family residential |
| East                | Compact Neighborhood (up to 18 du/ac)               | RM18                             | Multi-family residential  |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| DR-25-0037                | A design review for a single-family residential development is a companion item on this agenda. |

### Related Applications

| Application Number | Request  |
|--------------------|--|
| VS-25-0038         | A vacation and abandonment of rights-of-way is a companion item on this agenda.                        |
| TM-25-500006       | A tentative map for a 32 lot single-family residential subdivision is a companion item on this agenda. |

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS3.3 zoning is compatible with the surrounding area and is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site. The proposed RS3.3 zoning would essentially be an extension of the already existing RS3.3 zoning that is located on the adjacent and abutting properties to the north, south, and west. The request complies with Policy 14.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

#### Department of Aviation

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

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that

funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0022-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KENDRA SAFFLE**

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





# Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 163-34-101-005

PROPERTY ADDRESS/ CROSS STREETS: Russell Rd / Monte Cristo Way

### DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Design Review, Zone Change and Vacation applications.

### PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)  
ADDRESS: 500 S. Grand Central Pkwy., 4th Floor  
CITY: Las Vegas STATE: NV ZIP CODE: 89155  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: PN II, Inc.  
ADDRESS: 7255 S. Tenaya Way, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.804.7554 CELL \_\_\_\_\_ EMAIL: kendra.selle@pultegroup.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.284.5300 CELL \_\_\_\_\_ EMAIL: hproc@westwoodps.com

\*Correspondent will receive all project communication

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

Shauna Bradley, Director, Clark County RPM  
Property Owner (Print)

12/30/2024  
Date

- |                              |                             |                             |                               |                             |                             |                                |
|------------------------------|-----------------------------|-----------------------------|-------------------------------|-----------------------------|-----------------------------|--------------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UL | <input type="checkbox"/> WS    |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZL    |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/>    | <input type="checkbox"/>      | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

PC MEETING DATE: \_\_\_\_\_  
BY C MEETING DATE: 03/05/2025  
TAB/CAC LOCATION: SPRING VALLEY DATE: 02/11/2025  
PC MEETING: NM #  
BY C MEETING: 1-9-25  
\$ 1200

December 10, 2024

Clark County Public Works  
Comprehensive Planning Division  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

Re: **Pioneer Russell, a 32 Lot Residential Subdivision**  
**Justification Letter for Zone Change**  
**Westwood Project No. PUL2433-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II, Inc. respectfully submits this justification letter with an application for a Zone Change.

The project site associated with this request is approximately 4.18 gross acres and covers APN 163-34-101-005. It is located in a portion of Section 34, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 32 lots with a gross density of 7.66 dwelling units/acre.

### Zone Change

The proposed site plan includes 32 lots and proposes zoning RS3.3. The proposed Zone Change would modify the zoning designation from RS20 to RS3.3 for the 4.18-acre site. This is a conforming zone change within the planned land use of Mid-Intensity Suburban Neighborhood (MN) with a maximum density of 8.0 du/ac. This project site is bound by existing Russell Road to the north, existing Pioneer Way to the west, and existing Monte Cristo Way to the east. Directly to the south is the existing RS3.3 zoned subdivision, *Saratoga – Unit 2*. Across Russell Road to the north are two existing subdivisions, both zoned RS3.3; *Crestview – Unit 1* and a newly built *Russell & Tenaya Parcel 2*. Across the east boundary of Monte Cristo Way, there are existing RM18-zoned condominiums - *Spanish Crossing Condominiums*. Pulte believes that developing this parcel RS3.3 is complementary to the existing subdivisions and condominiums surrounding the site.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, Inc.  
Mariah Prunchak, Westwood Professional Services

December 30<sup>th</sup>, 2024

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

Re: **Pioneer Russell, a 32 Lot Residential Subdivision  
Justification Letter for Design Review  
Westwood Project No. PUL2433-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN, II, respectfully submits this justification letter with an application for a Design Review and Waiver of Development Standards.

The project site associated with this request is approximately 4.18 gross acres and covers APN 163-34-101-005. It is located in a portion of Section 34, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 32 lots with a gross density of 7.66 dwelling units/acre.

### Design Review

The proposed community is a residential subdivision with 32 single family homes on approximately 4.18 gross acres. The gross density will be approximately 7.66 du/ac. In this development, PN II, Inc. will offer four different housing plans with three separate elevations per plan. These plans include three two-story plans and one three-story plan ranging from 2,255 square feet to 3,074 square feet. The target buyer being established families and next gen upgraded home buyers.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services

December 10<sup>th</sup>, 2024

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

Re: **Pioneer Russell, a 32 Lot Residential Subdivision  
Justification Letter for Vacation & Abandonment of Right-of-Way  
Westwood Project No. PUL2433-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II, Inc. respectfully submits this justification letter with an application for a Vacation & Abandonment of Right-of-Way.

The project site associated with this request is approximately 4.18 gross acres and covers APN 163-34-101-005. It is located in a portion of Section 34, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 32 lots with a gross density of 7.66 dwelling units/acre.

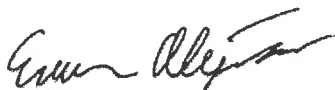
**Vacation Descriptions:** The applicant is vacating public rights-of-way that conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development.

Vacation No. 1 includes the east 5.0' of the existing 30.0' Right-of-Way on Pioneer Way adjacent to the west boundary of APN 163-34-101-005 (Area 1). This vacation also includes and the south 5.0' of the existing 50.0' Right-of-Way on Russell Road adjacent to the north boundary of the same APN. Both vacations are associated with OR: 20011219:01662. The request is to accommodate a detached sidewalk.

Vacation No. 2 includes the west 5.0' of the existing 30.0' Right-of-Way on Monte Cristo Way associated with OR: 20160121:01700 adjacent to the east boundary of APN 163-34-101-005. The request is to accommodate a detached sidewalk.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,  
WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services



December 30<sup>th</sup>, 2024

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

Re: **Pioneer Russell, a 32 Lot Residential Subdivision  
Justification Letter for Design Review  
Westwood Project No. PUL2433-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN, II, respectfully submits this justification letter with an application for a Design Review and Waiver of Development Standards.

The project site associated with this request is approximately 4.18 gross acres and covers APN 163-34-101-005. It is located in a portion of Section 34, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 32 lots with a gross density of 7.66 dwelling units/acre.

### Design Review

The proposed community is a residential subdivision with 32 single family homes on approximately 4.18 gross acres. The gross density will be approximately 7.66 du/ac. In this development, PN II, Inc. will offer four different housing plans with three separate elevations per plan. These plans include three two-story plans and one three-story plan ranging from 2,255 square feet to 3,074 square feet. The target buyer being established families and next gen upgraded home buyers.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services

December 10<sup>th</sup>, 2024

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

Re: **Pioneer Russell, a 32 Lot Residential Subdivision**  
**Justification Letter for Vacation & Abandonment of Right-of-Way**  
**Westwood Project No. PUL2433-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II, Inc. respectfully submits this justification letter with an application for a Vacation & Abandonment of Right-of-Way.

The project site associated with this request is approximately 4.18 gross acres and covers APN 163-34-101-005. It is located in a portion of Section 34, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 32 lots with a gross density of 7.66 dwelling units/acre.

**Vacation Descriptions:** The applicant is vacating public rights-of-way that conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development.

Vacation No. 1 includes the east 5.0' of the existing 30.0' Right-of-Way on Pioneer Way adjacent to the west boundary of APN 163-34-101-005 (Area 1). This vacation also includes and the south 5.0' of the existing 50.0' Right-of-Way on Russell Road adjacent to the north boundary of the same APN. Both vacations are associated with OR: 20011219:01662. The request is to accommodate a detached sidewalk.

Vacation No. 2 includes the west 5.0' of the existing 30.0' Right-of-Way on Monte Cristo Way associated with OR: 20160121:01700 adjacent to the east boundary of APN 163-34-101-005. The request is to accommodate a detached sidewalk.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,  
WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services

8

**PUBLIC HEARING**

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

**VS-25-0038-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** a portion of right-of-way being Monte Cristo Way located between Russell Road and Foolish Pleasure Drive; a portion of right-of-way being Russell Road located between Monte Cristo Way and Pioneer Way; and a portion of right-of-way being Pioneer Way located between Russell Road and Foolish Pleasure Drive within Spring Valley (description on file). MN/nm/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

163-34-101-005

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plan shows vacation and abandonment of 5 foot wide portions of public rights-of-way being Monte Cristo Way, Russell Road, and Pioneer Way along the east, north, and west property lines, respectively. The applicant states the requests are necessary to accommodate detached sidewalks along those streets.

**Surrounding Land Use**

|                      | <b>Planned Land Use Category</b>                    | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                 |
|----------------------|---|----------------------------------|--|
| North, West, & South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                            | Detached single-family residential       |
| East                 | Compact Neighborhood (up to 18 du/ac)               | RM18                             | PUD multi-family condominium development |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| ZC-25-0036                | A zone change request to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.      |
| DR-25-0037                | A design review for a detached single-family residential development is a companion item on this agenda. |
| TM-25-500006              | A tentative map consisting of 32 lots and common lots is a companion item on this agenda.                |

## **STANDARDS FOR APPROVAL:**

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

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

Staff has no objection to the vacation of right-of-way for detached sidewalks.

### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

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

### **Building Department - Addressing**

- No comment.

### **Fire Prevention Bureau**

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

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

- No objection.

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

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

DRAFT





# Department of Comprehensive Planning Application Form

8

ASSESSOR PARCEL #(s): 163-34-101-005

PROPERTY ADDRESS/ CROSS STREETS: Russell Rd / Monte Cristo Way

### DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Design Review, Zone Change and Vacation applications.

### PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)  
ADDRESS: 500 S. Grand Central Pkwy., 4th Floor  
CITY: Las Vegas STATE: NV ZIP CODE: 89155  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: PN II, Inc.  
ADDRESS: 7255 S. Tenaya Way, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.804.7554 CELL \_\_\_\_\_ EMAIL: kendra.saffie@pultegroup.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.284.5300 CELL \_\_\_\_\_ EMAIL: lvproc@westwoodps.com

\*Correspondent will receive all project communication

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

Shauna Bradley, Director, Clark County RPM  
Property Owner (Print)

12/30/2024  
Date

### DEPART. ENCL. UNIT

- |                              |                             |                             |                               |                             |                             |                                |
|------------------------------|-----------------------------|-----------------------------|-------------------------------|-----------------------------|-----------------------------|--------------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AK | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UL | <input type="checkbox"/> WS    |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC    |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/>    | <input type="checkbox"/>      | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

R/W VS-25-0038

FORM NM

PC MEETING DATE

POST

BCC MEETING DATE

TAB/CAC LOCATION

03/05/2025

SPRING VALLEY

DATE 02/11/2025

1-9-25

1200

December 10, 2024

Clark County Public Works  
Comprehensive Planning Division  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

Re: **Pioneer Russell, a 32 Lot Residential Subdivision**  
**Justification Letter for Zone Change**  
**Westwood Project No. PUL2433-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II, Inc. respectfully submits this justification letter with an application for a Zone Change.

The project site associated with this request is approximately 4.18 gross acres and covers APN 163-34-101-005. It is located in a portion of Section 34, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 32 lots with a gross density of 7.66 dwelling units/acre.

### Zone Change

The proposed site plan includes 32 lots and proposes zoning RS3.3. The proposed Zone Change would modify the zoning designation from RS20 to RS3.3 for the 4.18-acre site. This is a conforming zone change within the planned land use of Mid-Intensity Suburban Neighborhood (MN) with a maximum density of 8.0 du/ac. This project site is bound by existing Russell Road to the north, existing Pioneer Way to the west, and existing Monte Cristo Way to the east. Directly to the south is the existing RS3.3 zoned subdivision, *Saratoga – Unit 2*. Across Russell Road to the north are two existing subdivisions, both zoned RS3.3; *Crestview – Unit 1* and a newly built *Russell & Tenaya Parcel 2*. Across the east boundary of Monte Cristo Way, there are existing RM18-zoned condominiums - *Spanish Crossing Condominiums*. Pulte believes that developing this parcel RS3.3 is complementary to the existing subdivisions and condominiums surrounding the site.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, Inc.  
Mariah Prunchak, Westwood Professional Services



December 10<sup>th</sup>, 2024

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

Re: **Pioneer Russell, a 32 Lot Residential Subdivision**  
**Justification Letter for Vacation & Abandonment of Right-of-Way**  
**Westwood Project No. PUL2433-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II, Inc. respectfully submits this justification letter with an application for a Vacation & Abandonment of Right-of-Way.

The project site associated with this request is approximately 4.18 gross acres and covers APN 163-34-101-005. It is located in a portion of Section 34, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 32 lots with a gross density of 7.66 dwelling units/acre.

**Vacation Descriptions:** The applicant is vacating public rights-of-way that conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development.

Vacation No. 1 includes the east 5.0' of the existing 30.0' Right-of-Way on Pioneer Way adjacent to the west boundary of APN 163-34-101-005 (Area 1). This vacation also includes and the south 5.0' of the existing 50.0' Right-of-Way on Russell Road adjacent to the north boundary of the same APN. Both vacations are associated with OR: 20011219:01662. The request is to accommodate a detached sidewalk.

Vacation No. 2 includes the west 5.0' of the existing 30.0' Right-of-Way on Monte Cristo Way associated with OR: 20160121:01700 adjacent to the east boundary of APN 163-34-101-005. The request is to accommodate a detached sidewalk.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,  
WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services

December 30<sup>th</sup>, 2024

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

Re: **Pioneer Russell, a 32 Lot Residential Subdivision  
Justification Letter for Design Review  
Westwood Project No. PUL2433-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN, II. respectfully submits this justification letter with an application for a Design Review and Waiver of Development Standards.

The project site associated with this request is approximately 4.18 gross acres and covers APN 163-34-101-005. It is located in a portion of Section 34, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 32 lots with a gross density of 7.66 dwelling units/acre.

### Design Review

The proposed community is a residential subdivision with 32 single family homes on approximately 4.18 gross acres. The gross density will be approximately 7.66 du/ac. In this development, PN II, Inc. will offer four different housing plans with three separate elevations per plan. These plans include three two-story plans and one three-story plan ranging from 2,255 square feet to 3,074 square feet. The target buyer being established families and next gen upgraded home buyers.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**DR-25-0037-COUNTY OF CLARK (AVIATION):**

**DESIGN REVIEW** for a detached single-family residential subdivision on 4.18 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley. MN/nm/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
163-34-101-005

**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: 4.18
- Project Type: Detached single-family residential subdivision
- Number of Lots: 32
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,498 (gross/net)/5,447 (gross/net)
- Number of Stories: 2 & 3
- Building Height (feet): Up to 35
- Square Feet: 2,847/4,004

**Site Plan**

The plan depicts a 4.18 acre site located south of Russell Road, west of Monte Cristo Way, and east of Pioneer Way. The applicant is proposing to develop the site as a 32 lot detached single-family residential subdivision with a density of 7.7 dwelling units per acre. Access to the subdivision is shown from Monte Cristo Way to the east via a 42 foot wide private street which terminates at a cul-de-sac. All lots will be oriented toward and get access from the private street.

**Landscaping**

The plan shows 15 foot wide common elements along all the public streets consisting of detached sidewalks and two, 5 foot wide landscape strips. Large trees and shrubs have been provided within the landscape strips to the Code standards.

### Elevations

Several models consisting of 2 story and 3 story homes are proposed with this subdivision. The plans show the 2 story models at a maximum height of 26 feet, where 35 feet is the maximum height shown for the 3 story options. All models and elevations feature pitched tile roof, varied rooflines, stucco sidings, trims around doors and windows, and porch, where some also offer stone veneer on front elevation, covered patio, and balcony.

### Floor Plans

The plans for 2 story models show 2 car garages, kitchen, family room, dining room, and flex room on first floors, and bedrooms/bathrooms and a loft on second floors. Floor plans for 3 story models feature 2 car garages, storage room, and game room or bedrooms/bathrooms on first floors, kitchen, family room, dining room, bedrooms/bathrooms on second floors, and game room or bedrooms/bathrooms on third floors.

### Applicant's Justification

The applicant states the proposed development will offer 4 different housing plans with 3 separate elevations per plan. These plans include 2 story and 3 story homes. The target buyers are established families and next generation upgraded homebuyers.

### Surrounding Land Use

|                      | Planned Land Use Category                           | Zoning District (Overlay) | Existing Land Use                        |
|----------------------|---|---------------------------|--|
| North, West, & South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                     | Detached single-family residential       |
| East                 | Compact Neighborhood (up to 18 du/ac)               | RM18                      | PUD multi-family condominium development |

### Related Applications

| Application Number | Request   |
|--------------------|---|
| ZC-25-0036         | A zone change request to reclassify the site from RS20 to RS3.3 is a companion item on this agenda. |
| VS-25-0038         | A vacation and abandonment of rights-of-way is a companion item on this agenda.                     |
| TM-25-500006       | A tentative map consisting of 32 lots and common lots is a companion item on this agenda.           |

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations,

design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the proposed development meets the requirements of the Code. Provided landscaping will enhance the area, while the architectural design is consistent with the other existing developments within the area. Therefore, staff can support the request.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Approval.

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

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

##### **Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Department of Aviation**

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

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0022-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: KENDRA SAFFLE**

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

10

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-25-500006-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 32 lots and common lots on 4.18 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley. MN/nm/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-34-101-005

**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: 4.18
- Project Type: Detached single-family residential subdivision
- Number of Lots: 32
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,498 (gross/net)/5,447 (gross/net)

**Project Description**

The plan depicts a 4.18 acre site located south of Russell Road, west of Monte Cristo Way, and east of Pioneer Way. The applicant is proposing to develop the site as a 32 lot detached single-family residential subdivision with a density of 7.7 dwelling units per acre. Access to the subdivision is shown from Monte Cristo Way to the east via a 42 foot wide private street which terminates at a cul-de-sac. All lots will be oriented toward and get access from the private street.

**Surrounding Land Use**

|                      | <b>Planned Land Use Category</b>                    | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                 |
|----------------------|---|----------------------------------|--|
| North, West, & South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                            | Detached single-family residential       |
| East                 | Compact Neighborhood (up to 8 du/ac)                | RM18                             | PUD multi-family condominium development |

### Related Applications

| Application Number | Request  |
|--------------------|--|
| ZC-25-0036         | A zone change request to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.      |
| DR-25-0037         | A design review for a detached single-family residential development is a companion item on this agenda. |
| VS-25-0038         | A vacation and abandonment of rights-of-way is a companion item on this agenda.                          |

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

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

##### Department of Aviation

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

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



- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

#### **Building Department - Addressing**

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

#### **Department of Aviation**

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

#### **Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0022-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: KENDRA SAFFLE**

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



10



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-34-101-005

PROPERTY ADDRESS/ CROSS STREETS: Russell Rd / Monte Cristo Way

### DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Design Review, Zone Change and Vacation applications.

### PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)  
ADDRESS: 500 S. Grand Central Pkwy., 4th Floor  
CITY: Las Vegas STATE: NV ZIP CODE: 89155  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: PN II, Inc.  
ADDRESS: 7255 S. Tenaya Way, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.804.7554 CELL \_\_\_\_\_ EMAIL: kendra.saffie@pulte.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.284.5300 CELL \_\_\_\_\_ EMAIL: lvproc@westwoodps.com

\*Correspondent will receive all project communication

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

Property Owner (Signature)\*

Shauna Bradley, Director, Clark County RPM  
Property Owner (Print)

12/30/2024  
Date

- |                              |                             |                             |                               |                             |                             |                                |
|------------------------------|-----------------------------|-----------------------------|-------------------------------|-----------------------------|-----------------------------|--------------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AK | <input type="checkbox"/> E1 | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS    |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC    |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/>    | <input type="checkbox"/>      | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APN TM-25-500006

FEES NM

PC MEETING DATE

DATE

PC MEETING DATE

03/05/2025

1-9-25

TAB/CAC LOCATION

SPRING VALLEY

DATE

02/11/2025

\$750

PUL2433

December 19, 2024

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

**SUBJECT: Tentative Map for Pioneer Russell 4A**

To Whom it May Concern:

On behalf of our client PN II, Inc. we respectfully request the Tentative Map to be heard at the Board of County Commissioners meeting concurrently with the Zone Change, Waiver of Development Standards, Design Review and Vacation. It is our understanding per Nevada Revised Statutes that Tentative Maps are required to have Commission actions within 45 days. However, PN II, Inc. would like the applications to go concurrent since they are companion items on the same site.

Sincerely,  
Westwood Professional Services



Mariah Prunchak  
Project Coordinator

December 10, 2024

Clark County Public Works  
Comprehensive Planning Division  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

Re: **Pioneer Russell, a 32 Lot Residential Subdivision**  
**Justification Letter for Zone Change**  
**Westwood Project No. PUL2433-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II, Inc. respectfully submits this justification letter with an application for a Zone Change.

The project site associated with this request is approximately 4.18 gross acres and covers APN 163-34-101-005. It is located in a portion of Section 34, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 32 lots with a gross density of 7.66 dwelling units/acre.

### Zone Change

The proposed site plan includes 32 lots and proposes zoning RS3.3. The proposed Zone Change would modify the zoning designation from RS20 to RS3.3 for the 4.18-acre site. This is a conforming zone change within the planned land use of Mid-Intensity Suburban Neighborhood (MN) with a maximum density of 8.0 du/ac. This project site is bound by existing Russell Road to the north, existing Pioneer Way to the west, and existing Monte Cristo Way to the east. Directly to the south is the existing RS3.3 zoned subdivision, *Saratoga – Unit 2*. Across Russell Road to the north are two existing subdivisions, both zoned RS3.3; *Crestview – Unit 1* and a newly built *Russell & Tenaya Parcel 2*. Across the east boundary of Monte Cristo Way, there are existing RM18-zoned condominiums - *Spanish Crossing Condominiums*. Pulte believes that developing this parcel RS3.3 is complementary to the existing subdivisions and condominiums surrounding the site.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, Inc.  
Mariah Prunchak, Westwood Professional Services

December 30<sup>th</sup>, 2024

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

Re: **Pioneer Russell, a 32 Lot Residential Subdivision**  
**Justification Letter for Design Review**  
**Westwood Project No. PUL2433-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN, II, respectfully submits this justification letter with an application for a Design Review and Waiver of Development Standards.

The project site associated with this request is approximately 4.18 gross acres and covers APN 163-34-101-005. It is located in a portion of Section 34, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 32 lots with a gross density of 7.66 dwelling units/acre.

### Design Review

The proposed community is a residential subdivision with 32 single family homes on approximately 4.18 gross acres. The gross density will be approximately 7.66 du/ac. In this development, PN II, Inc. will offer four different housing plans with three separate elevations per plan. These plans include three two-story plans and one three-story plan ranging from 2,255 square feet to 3,074 square feet. The target buyer being established families and next gen upgraded home buyers.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services

December 10<sup>th</sup>, 2024

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

Re: **Pioneer Russell, a 32 Lot Residential Subdivision**  
**Justification Letter for Vacation & Abandonment of Right-of-Way**  
**Westwood Project No. PUL2433-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II, Inc. respectfully submits this justification letter with an application for a Vacation & Abandonment of Right-of-Way.

The project site associated with this request is approximately 4.18 gross acres and covers APN 163-34-101-005. It is located in a portion of Section 34, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 32 lots with a gross density of 7.66 dwelling units/acre.

**Vacation Descriptions:** The applicant is vacating public rights-of-way that conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development.

Vacation No. 1 includes the east 5.0' of the existing 30.0' Right-of-Way on Pioneer Way adjacent to the west boundary of APN 163-34-101-005 (Area 1). This vacation also includes and the south 5.0' of the existing 50.0' Right-of-Way on Russell Road adjacent to the north boundary of the same APN. Both vacations are associated with OR: 20011219:01662. The request is to accommodate a detached sidewalk.

Vacation No. 2 includes the west 5.0' of the existing 30.0' Right-of-Way on Monte Cristo Way associated with OR: 20160121:01700 adjacent to the east boundary of APN 163-34-101-005. The request is to accommodate a detached sidewalk.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,  
WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services





**PUBLIC HEARING**

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

**ZC-25-0050-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 4.78 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley (description on file). JJ/gc (For possible action)

**RELATED INFORMATION:**

**APN:**

163-20-306-001

**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: 4.78
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states the proposed RS3.3 zoning conforms with the planned land use for the site, and adjacent properties to the north, east, and south are already zoned RS3.3.

**Surrounding Land Use**

|                      | <b>Planned Land Use Category</b>           | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>  |
|----------------------|--|----------------------------------|---------------------------|
| North, South, & East | Mid-Intensity Neighborhood (up to 8 du/ac) | RS3.3                            | Single-family residential |
| West                 | Public Use                                 | RS20                             | Undeveloped               |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| DR-25-0051                | A design review for a single-family residential development is a companion item on this agenda. |
| VS-25-0049                | A vacation and abandonment of right-of-way is a companion item on this agenda.                  |

## Related Applications

| Application Number | Request  |
|--------------------|--|
| TM-25-500010       | A tentative map for a 36 lot single-family residential subdivision is a companion item on this agenda. |

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS3.3 zoning is compatible with the surrounding area and is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site. The proposed RS3.3 zoning would essentially be an extension of the already existing RS3.3 zoning that is located on the adjacent properties to the north, south, and east. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Fire Prevention Bureau

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0023-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: KENDRA SAFFLE**

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

**DRAFT**





# Department of Comprehensive Planning Application Form

11

ASSESSOR PARCEL #(s): 163-20-306-001

PROPERTY ADDRESS/ CROSS STREETS: Lone Mesa Dr / Naples Dr

**DETAILED SUMMARY PROJECT DESCRIPTION**

Request for Tentative Map, Design Review, Zone Change and Vacation applications.

**PROPERTY OWNER INFORMATION**

NAME: COUNTY OF CLARK(AVIATION)  
 ADDRESS: 500 S. Grand Central Pkwy., 4th Floor  
 CITY: Las Vegas STATE: NV ZIP CODE: 89155  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION**

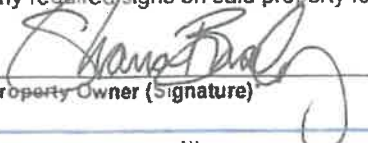
NAME: PN II, Inc.  
 ADDRESS: 7255 S. Tenaya Way, Suite 200  
 CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.804.7554 CELL \_\_\_\_\_ EMAIL: kendra.saffle@puttegroup.com

**CORRESPONDENT INFORMATION**

NAME: Westwood Professional Services - Mariah Prunchak  
 ADDRESS: 5725 W. Badura Ave., Suite 100  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.284.5300 CELL \_\_\_\_\_ EMAIL: wproc@westwoodps.com

\*Correspondent will receive all project communication

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

  
 Property Owner (Signature)

Shauna Bradley, Director, Clark County RPM  
 Property Owner (Print)

12/30/2024  
 Date

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

ZC-25-0050

RR  
1-13-25

RECEIVED DATE 3-5-25

TAB/CAL LOCATION SPRING VALLEY DATE 2-11-25

December 18<sup>th</sup>, 2024

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

Re: **Lone Mesa Naples, a 36 Lot Residential Subdivision**  
**Justification Letter for Zone Change**  
**Westwood Project No. PUL2434-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II, Inc., respectfully submits this justification letter with an application for a Zone Change.

The project site associated with this request is approximately 4.78 gross acres and covers APN 163-20-306-001. It is located in a portion of Section 20, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 36 lots with a gross density of 7.53 dwelling units/acre.

### Zone Change

The proposed site plan includes 36 lots with zoning RS3.3. The proposed Zone Change would modify the zoning designation from RS20 to RS3.3 for the 4.78-acre site. This is a conforming zone change within the planned land use of mid-intensity suburban neighborhood with a max density of 8.0 du/ac.

This site is encompassed by existing RS3.3 subdivisions *Tiburon 2 Phase 2* and *Tiburon 2 Phase 3* on the north, east, and south property boundaries. The parcel has Lone Mesa Dr. on the west boundary with an undeveloped parcel across Lone Mesa Drive. The undeveloped parcel, APN: 163-20-305-001, has a planned land use of Public Use. Existing RS3.3 subdivisions nearby include *Barcelona* to the southwest, *Hillcrest 2* further west of the undeveloped parcel, and *Peace/Quarterhorse* to the northwest.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services

PLANNER COPY

ZC-25-0050

westwoodps.com  
(888) 937-5150

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-25-0049-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** of easements of interest to Clark County located between Peace Way and Tropicana Avenue, and between Lone Mesa Drive and El Capitan Way; and a portion of right-of-way being Lone Mesa Drive located between Peace Way and Tropicana Avenue within Spring Valley (description on file). JJ/rr/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
 163-20-306-001

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a Resolution Relative to Acquisition of Rights-of-Way measuring 30 feet in width and located on north and south sides of APN 163-20-306-011, as well as a 5 foot wide portion of Lone Mesa Drive and the associated spandrels. The rights-of-way conflict with the proposed site plan for residential development but are no longer required for roadway and utility purposes. The plans also depict a 5 foot wide portion of right-of-way being vacated along the east side of Lone Mesa Drive. This proposed vacation is to accommodate the construction of a detached sidewalk.

**Surrounding Land Use**

|                      | <b>Planned Land Use Category</b>           | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>  |
|----------------------|--|----------------------------------|---------------------------|
| North, South, & East | Mid-Intensity Neighborhood (up to 8 du/ac) | RS3.3                            | Single-family residential |
| West                 | Public Use                                 | RS20                             | Undeveloped               |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| ZC-25-0050                | A zone change to reclassify 4.78 acres from RS20 to RS3.3 zone is a companion item on this agenda.     |
| DR-25-0051                | A design review for a 36 lot single-family residential development is a companion item on this agenda. |
| TM-25-500010              | A tentative map for a 36 lot single-family residential subdivision is a companion item on this agenda. |

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

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

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

#### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

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

### **Building Department - Addressing**

- No comment.

### **Fire Prevention Bureau**

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



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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KENDRA SAFFLE**

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

**DRAFT**





# Department of Comprehensive Planning Application Form

12

ASSESSOR PARCEL #(s): 163-20-306-001

PROPERTY ADDRESS/ CROSS STREETS: Lone Mesa Dr / Naples Dr

### DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Design Review, Zone Change and Vacation applications.

### PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)  
ADDRESS: 500 S. Grand Central Pkwy., 4th Floor  
CITY: Las Vegas STATE: NV ZIP CODE: 89155  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: PN II, Inc.  
ADDRESS: 7255 S. Tenaya Way, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.804.7554 CELL \_\_\_\_\_ EMAIL: kendra.saffie@putlegroup.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.284.5300 CELL \_\_\_\_\_ EMAIL: lvproc@westwoodps.com

\*Correspondent will receive all project communication

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

Property Owner (Signature)

Shauna Bradley, Director, Clark County RPM  
Property Owner (Print)

12/30/2024  
Date

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

VS-25-0049

RR

1-13-25

MEETING DATE 3-5-25

TAB/CAC LOCATION SPRING VALLEY DATE 2-11-25

December 18<sup>th</sup>, 2024

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

Re: **Lone Mesa Naples, a 36 Lot Residential Subdivision**  
**Justification Letter for Vacation & Abandonment of Right-of-Way**  
**Westwood Project No. PUL2434-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II Inc., respectfully submits this justification letter with an application for Vacation & Abandonment of Right-of-Way.

The project site associated with this request is approximately 4.78 gross acres and covers APN 163-20-306-001. It is located in a portion of Section 20, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 36 lots with a gross density of 7.53 dwelling units/acre.

**Vacation Descriptions:** The applicant is vacating public rights-of-way that conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development.

Vacation No. 1 is the vacation and abandonment of a Resolution Relative to Acquisition of Right-of-Way. The vacation area includes the north 30.0' and south 30.0' of APN 163-20-306-001. It also includes the east 5.0' of Lone Mesa Drive and the associated spandrels connecting each area. It is associated with OR: 441:400470. Right-of-way is not being proposed in these areas.

Vacation No. 2 includes the east 5.0' of the existing 60.0' Right-of-Way on Lone Mesa Drive associated with OR: 20140630:01518 adjacent to the west boundary of APN 163-20-306-001. The request is to accommodate a detached sidewalk.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services

PLANNER COPY

VS-25-0049

westwoodps.com  
(888) 937-5150

**PUBLIC HEARING**

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

**DR-25-0051-COUNTY OF CLARK (AVIATION):**

**DESIGN REVIEW** for a single-family residential development on 4.78 acres in an RS3.3 (Residential Single Family 3.3) Zone.

Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley. JJ/rr/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

163-20-306-001

**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: 4.78
- Project Type: Single-family residential
- Number of Lots: 36
- Density (du/ac): 7.53
- Minimum/Maximum Lot Size (square feet): 3,372/5,861
- Number of Stories: 2
- Building Height (feet): Up to 25
- Square Feet: 2,162/2,814

**Site Plan**

The plan depicts a proposed single-family detached development totaling 36 single-family lots and 2 common element lots on 4.78 acres located on the east side of Lone Mesa Drive between Naples Drive and Scallop Reef Avenue. The density of the overall development is shown at 7.53 dwelling units per acre. The lot sizes range from a minimum of 3,372 square feet to a maximum of 5,861 square feet. Access is provided from Lone Mesa Drive by way of a 42 foot wide private street (Street A) which connects to a second 42 foot wide private street (Street B) with cul-de-sacs at the north and south ends. All proposed lots will be accessed from Street B. A 4 foot wide attached sidewalk is provided along the north side of Street A and the west side of Street B. A 5 foot wide drainage easement is depicted along the south boundary of the site on Lot 18 extending from the cul-de-sac to the east property boundary.

### Landscaping

The plans show street landscaping along Lone Mesa Drive located within two, 15 foot wide common elements consisting of a 5 foot wide detached sidewalk. Common Elements A and B encompass the street landscape areas as well as the north and south sides of Street A. The street landscaping areas along Lone Mesa Drive are proposed to consist of 21 large Shoestring Acacia trees spaced at 30 foot on center generally on both sides of the detached sidewalk. Additional trees are proposed on both sides of Street A. All shrubs are proposed to be 5 gallon sized. A 6 foot tall screen wall is proposed along the east side of Lone Mesa Drive, behind the landscaping.

### Elevations

The elevations indicate 1 story and 2 story detached single-family homes throughout the development. The elevations depict 4 different house plans each with 3 elevation options. The elevations indicate contemporary and American Traditional designs and finishes. The maximum height for the 2 story residences is proposed to be up to 25 feet. The exterior of the residences consists of stucco finishes, stone veneer accents, pitched roofs, and window pop-outs. The second floors are partially or fully located over a 2 car garage.

### Floor Plans

Four floor plans are provided which range in size from 2,162 square feet to 2,814 square feet. Two smaller plans feature 3 bedrooms, while 2 larger plans feature 4 bedrooms with an option for a fifth bedroom on 1 plan. Each plan features a kitchen, café, and gathering room on the first floor. Each plan has an attached 2 car garage.

### Applicant's Justification

The applicant states the proposed community is a residential subdivision with 36 single-family homes. The target buyer will be established families and next generation upgraded home buyers.

### Surrounding Land Use

|                      | <b>Planned Land Use Category</b>           | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>  |
|----------------------|--|----------------------------------|---------------------------|
| North, South, & East | Mid-Intensity Neighborhood (up to 8 du/ac) | RS3.3                            | Single-family residential |
| West                 | Public Use                                 | RS20                             | Undeveloped               |

### Related Applications

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| VS-25-0049                | A vacation and abandonment of right-of-way is a companion item on this agenda.                         |
| ZC-25-0050                | A zone change to reclassify 4.78 acres from RS20 to RS3.3 zone is a companion item on this agenda.     |
| TM-25-500010              | A tentative map for a 36 lot single-family residential subdivision is a companion item on this agenda. |

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

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

The architectural design of the residences is consistent with the existing single-family homes in the area and is similar in density to the existing single-family development within the immediate area. The elevations provided indicate that the development will consist of 2 story homes which is consistent with the existing single-family developments to the north, south, and east of the site. The design is consistent with the requirements for having at least 2 architectural features on each façade of the structure, garage variations, and proper driveway length. Therefore, staff can support the design review.

#### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

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

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0023-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KENDRA SAFFLE**

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





# Department of Comprehensive Planning Application Form

13

ASSESSOR PARCEL #(s): 163-20-306-001

PROPERTY ADDRESS/ CROSS STREETS: Lone Mesa Dr / Naples Dr

DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Design Review, Zone Change and Vacation applications.

PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)  
 ADDRESS: 500 S. Grand Central Pkwy., 4th Floor  
 CITY: Las Vegas STATE: NV ZIP CODE: 89155  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

APPLICANT INFORMATION

NAME: PN II, Inc.  
 ADDRESS: 7255 S. Tenaya Way, Suite 200  
 CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.804.7554 CELL \_\_\_\_\_ EMAIL: kendra.saffie@pultegroup.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak  
 ADDRESS: 5725 W. Badura Ave., Suite 100  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.284.5300 CELL \_\_\_\_\_ EMAIL: lvproc@westwoodps.com

\*Correspondent will receive all project communication

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

Property Owner (Signature)

Shauna Bradley, Director, Clark County RPM  
 Property Owner (Print)

12/30/2024  
 Date

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

DR-25-0051

DATE: 1-13-25

MEETING DATE

3-5-25

TAB/CAC LOCATION

SPRING VALLEY

DATE

2-11-25

December 18<sup>th</sup>, 2024

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

Re: **Lone Mesa Naples, a 36 Lot Residential Subdivision  
Justification Letter for Design Review  
Westwood Project No. PUL2434-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II Inc., respectfully submits this justification letter with an application for a Design Review.

The project site associated with this request is approximately 4.78 gross acres and covers APN 163-20-306-001. It is located in a portion of Section 20, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 36 lots with a gross density of 7.53 dwelling units/acre.

### Design Review

The proposed community is a residential subdivision with 36 single family homes on approximately 4.53 gross acres. The gross density will be approximately 7.53 du/ac. In this development, PN II, Inc. will offer five different housing plans with four separate elevations per plan. These plans range include one one-story plan, three two-story plans, and one three-story plan ranging from 1,642 square feet to 4,217 square feet. The target buyer being established families and next gen upgraded home buyers.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services

PLANNER COPY

westwoodps.com  
(888) 937-5150

14

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-25-500010-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 36 single-family residential lots and common lots on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley. JJ/rr/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
163-20-306-001

**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: 4.78
- Project Type: Single-family residential
- Number of Lots: 36
- Density (du/ac): 7.53
- Minimum/Maximum Lot Size (square feet): 3,372/5,861

**Project Description**

The plan depicts a proposed single-family detached development totaling 36 single-family lots and 2 common element lots on 4.78 acres located on the east side of Lone Mesa Drive between Naples Drive and Scallop Reef Avenue. The density of the overall development is shown at 7.53 dwelling units per acre. The lot sizes range from a minimum of 3,372 square feet to a maximum of 5,861 square feet. Access is provided from Lone Mesa Drive by way of a 42 foot wide private street (Street A) which connects to a second 42 foot wide private street (Street B) with cul-de-sacs at the north and south ends. All proposed lots will be accessed from Street B. Lone Mesa Drive is proposed to be improved with a 5 foot wide detached sidewalk with 5 foot wide landscape strips on each side of the sidewalks. Common Elements A and B encompass the street landscape areas as well as the north and south sides of Street A on each side. A 4 foot wide attached sidewalk is provided along the north side of Street A and the west side of Street B. A 5 foot wide drainage easement is depicted along the south boundary of the site on Lot 18 extending from the cul-de-sac to the east property boundary.

### Surrounding Land Use

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

### Related Applications

| Application Number | Request  |
|--------------------|--|
| VS-25-0049         | A vacation and abandonment of right-of-way is a companion item on this agenda.                         |
| ZC-25-0050         | A zone change to reclassify 4.78 acres from RS20 to RS3.3 zone is a companion item on this agenda.     |
| DR-25-0051         | A design review for a 36 lot single-family residential development is a companion item on this agenda. |

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

This request meets the tentative map requirements and standards for approval 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, Title 30, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

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

- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

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

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0023-2025 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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





# Department of Comprehensive Planning Application Form

14

ASSESSOR PARCEL #(s): 163-20-306-001

PROPERTY ADDRESS/ CROSS STREETS: Lone Mesa Dr / Naples Dr

### DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Design Review, Zone Change and Vacation applications.

### PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)  
ADDRESS: 500 S. Grand Central Pkwy., 4th Floor  
CITY: Las Vegas STATE: NV ZIP CODE: 89155  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: PN II, Inc.  
ADDRESS: 7255 S. Tenaya Way, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.804.7554 CELL \_\_\_\_\_ EMAIL: kendra.saffle@putlegroup.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.284.5300 CELL \_\_\_\_\_ EMAIL: lvproc@westwoodps.com

\*Correspondent will receive all project communication

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

Property Owner (Signature)

Shauna Bradley, Director, Clark County RPM  
Property Owner (Print)

12/30/2024  
Date

- |                              |                             |                              |                               |                                     |                             |                             |
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| <input type="checkbox"/> AG  | <input type="checkbox"/>    | <input type="checkbox"/> PUD | <input type="checkbox"/>      | <input checked="" type="checkbox"/> | <input type="checkbox"/>    |                             |

TM-25-500010

ACCEPTED BY RL  
DATE 1-13-25

PLANNING DATE 3-5-25

MAP/LOCAL LOCATION SPRING VALLEY DATE 2-11-25





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03/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-25-400004 (NZC-21-0606)-DIAMOND MOHAWK, LLC:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.

**DESIGN REVIEWS** for the following: **1)** office/warehouse; **2)** alternative landscaping; and **3)** finished grade in the Airport Environs (AE-65) Overlay.

Generally located on the east side of Mohawk Street and the north side of Sobb Avenue (alignment) within Spring Valley (description on file). MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

163-36-701-009

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce throat depth to 5 feet 10 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 76.8% reduction).

**DESIGN REVIEWS:**

1. Office/warehouse.
2. Alternative parking lot landscaping.
3. Increase finished grade to 36 inches where a maximum of 18 inches is the maximum allowed per Section 30.32.040 (a 100% increase).

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6170 Mohawk Street
- Site Acreage: 2.5
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): Up to 37
- Square Feet: 37,000
- Parking Required/Provided: 56/56

### History

The original land use application (NZC-21-0606) was approved in January 2022 by the Board of County Commissioners to reclassify the site to an M-D (currently IP) for an office/warehouse building on APN 163-36-701-009. In May 2023, DR-23-0154 was approved to increase the finished grade for the previously approved project. In December 2023, ZC-23-0614 was filed for both APNs 163-36-701-009 and 163-36-701-036, which permanently reclassified APN 163-36-701-036 to an M-D (currently IP) zone, and also included some modifications to the previously approved site to allow cross access between the 2 parcels. Lastly, In June 2024, AV-24-900448 was approved for minor changes to the original plans approved under NZC-21-0606. This request is for an extension of time for NZC-21-0606 to keep the application active while the site is under construction.

### Site Plan

The approved plans depict a 2.5 acre site located in the northeast quadrant of the intersection of Mohawk Street and Sobb Avenue. Access to the site is being proposed by 2 driveways on Mohawk Street. The building is situated in the southeast corner of the parcel, with the majority of the parking located to the west and north of the building. Three grade level bay doors and 6 dock level doors are shown on the north side of the building. The applicant submitted a Minor Deviation for revised plans in June 2024 (AV-24-900448). The revised plans show that the trash enclosure and the bike racks are now along the east property line behind the parking spaces. The first 12 parking spaces are slightly angled to make space for an additional fire access lane. An 8 foot high tilt-up wall will be built along the north and east property lines. Lastly the throat depth is now shown as 25 feet. As a result, a waiver for the throat depth is no longer required.

### Landscaping

The approved plans depict a 10 foot wide landscape planter behind an attached sidewalk along Mohawk Street with 24 inch box trees spaced 20 feet on center along with the required shrubs and groundcover. Additional landscaping is shown along the majority of the south property line and adjacent to the west side of the building. A design review for alternative landscaping was also included with the original application. The revised plans show that a previously approved landscape area will be removed to allow for a drive aisle between the 2 buildings to weave on to the southern portion of APN 163-36-701-009 and connect with the new shared driveway.

### Elevations

The approved elevations depict a 37 foot tall building to the top of the parapet wall. The building will be constructed of concrete tilt-up panels painted various shades of grey. The north elevation depicts both grade doors and loading docks.

### Floor Plans

The approved floor plans show a 37,000 square foot area composed of an open warehouse area with 2 office areas with restrooms and a reception area shown in the southwest corner of the building.

### Signage

Signage was not a part of the original request.

## Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0606:

### Current Planning

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 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

- Post signage on-site indicating "right turn only" for vehicles exiting the site;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Mohawk Street;
- Provide paved legal access;
- Vacate any unnecessary easements.
- 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.

**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 #0392-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant states that an extension of time is being requested since the project is still under construction due to supply shortage. The building is 98% complete.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date           |
|--------------------|--|-----------------|----------------|
| AV-24-900622       | Revisions for DR-23-0154   | Approved by ZA  | September 2024 |
| AV-24-900448       | Revisions for NZC-21-0606  | Approved by ZA  | June 2024      |
| ZC-23-0614         | Reclassified from RE to M-D zoning with design review and waiver of development standards for office and warehouse | Approved by BCC | December 2023  |
| DR-23-0154         | Increased finished grade in conjunction with an office/warehouse building  | Approved by BCC | May 2023       |
| VS-22-0128         | Vacated and abandoned patent easements   | Approved by PC  | May 2022       |
| NZC-21-0606        | Reclassified from RE to M-D zoning with design review and waiver of development standards for office and warehouse | Approved by BCC | January 2022   |

**Surrounding Land Use**

|       | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use              |
|-------|---------------------------|---------------------------|--------------------------------|
| North | Neighborhood Commercial   | RS20                      | Office/warehouse & undeveloped |

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>           |
|--------------|----------------------------------|----------------------------------|------------------------------------|
| South & West | Business Employment              | IP                               | Undeveloped                        |
| East         | Neighborhood Commercial          | IP                               | Office/warehouse & outside storage |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has multiple approved and issued permits with the Building Department and Public Works including BD-22-51263 for the building, PW22-16368 for the drainage study, and PW23-12980 for the off-site. The applicant has showed great progress towards completion. Therefore, staff can support this request.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until January 5, 2027 to complete.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: KATRIINA PRUETT**

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

**DRAFT**



# Department of Comprehensive Planning Application Form

75

ASSESSOR PARCEL #(s): 163-36-701-009

PROPERTY ADDRESS/ CROSS STREETS: 6170 Mohawk Street

### DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for NZC-21-0606.

### PROPERTY OWNER INFORMATION

NAME: Diamond Mohawk LLC  
ADDRESS: 5052 S. Jones Blvd # 165  
CITY: Las Vegas STATE: NV ZIP CODE: 89118  
TELEPHONE: 7027349393 CELL 7027681861 EMAIL: rgallegos@visiconlv.com

### APPLICANT INFORMATION (must match online record)


NAME: Petersen Management LLC - Darren C. Petersen ,Manager  
ADDRESS: 5052 S. Jones Blvd # 165  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 7027349393 CELL 7025240054 EMAIL: kpruett@visiconlv.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Richard C. Gallegos c/o D.C. Petersen Professional Consultants  
ADDRESS: 5052 S. Jones Blvd # 165  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168799  
TELEPHONE: 7027349393 CELL 7025240054 EMAIL: rgallegos@visiconlv.com

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

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

  
Property Owner (Signature)\*

Darren C. Petersen, Manager  
Property Owner (Print)

12/18/2024  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-25-4100004  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 3/5/2025  
TAB/CAC LOCATION Spring Valley

ACCEPTED BY NAI  
DATE 1/7/2025  
FEES \$1,400.00

DATE 2/11/2025

DC Petersen Professional Consultants

5052 S. Jones Boulevard, Suite 165 Las Vegas, Nevada 89118 ph: (702)734-9393

---



December 19, 2024

Clark County Current Planning  
500 S. Grand Central Parkway, 1<sup>st</sup> floor  
Las Vegas, Nevada 89155

Attn: Jason Allswang

**RE: Diamond Mohawk  
APN: 163-36-701-009  
1<sup>st</sup> Extension of Time for NZC-21-0606  
Justification Letter**

**PROJECT NO.: 21-07**

Dear Jason:

We respectfully requested favorable consideration for the first extension of time for NZC-21-0606. We are currently under construction. We are waiting on our switchgear to ship, which has been estimated to be December 30, 2024. We ordered this switchgear in 2023, but with supply shortages, this is the earliest we could receive the equipment. The building is 98% complete including off sites at this time.

Summary:

1. The proposed development is compatible with existing development in the area;
2. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
3. Building and landscape materials are appropriate for the area and for the County;
4. Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
5. Appropriate measures are taken to secure and protect public health, safety and general welfare; and
6. FAA and other additional requirements and standards if required will be complied with.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Richard C. Gallegos", written over a light blue circular stamp.

Richard C. Gallegos  
Project Director

ET-25-400004



**PUBLIC HEARING**

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

**VS-24-0761-SANDBAGGERS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rafael Rivera Way and Wagon Trail Avenue and between Montessori Street (alignment) and Rainbow Boulevard; a portion of right-of-way being Rafael Rivera Way located between Montessori Street (alignment) and Rainbow Boulevard; and a portion of right-of-way being Wagon Trail Avenue located between Montessori Street (alignment) and Rainbow Boulevard within Spring Valley (description on file). MN/hw/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

176-03-502-001; 176-03-502-003

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of both government patent easements and public rights-of-way. The government patent easements to be vacated are shown to be located along the perimeter of the subject site. A 33 foot wide portion of a patent easement is proposed to be vacated along the eastern and western property lines. Along the southern property line along Rafael Rivera Way, a 26 foot wide portion of the patent easement that tapers down to zero feet approximately 29 feet from the eastern property line is proposed to be vacated. Along the northern property line along Wagon Trail Avenue, an 8 foot wide portion of a government patent easement ending at the knuckle in the western portion of the site is also proposed to be vacated. In terms of rights-of-way being vacated, a 23 foot wide portion of Rafael Rivera Way that tapers down to zero feet approximately 29 feet from the eastern property line of the site is proposed to be vacated. Finally, a 5 foot wide portion of Wagon Trail Avenue ending at the knuckle in the western portion of the site is also proposed to be vacated along with the southern 5 feet of the street knuckle in the northwestern portion of the site. The applicant indicates these patent easements are no longer needed for the development of the site, nor the surrounding area. The vacation of the rights-of-way is necessary to accommodate the proposed detached sidewalks.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>   | <b>Action</b>  | <b>Date</b> |
|---------------------------|--|----------------|-------------|
| VS-0421-16                | Vacated and abandoned patent easements and a 30 foot wide, 576 foot long portion of Montessori Street - recorded | Approved by PC | August 2016 |

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| VS-0610-05         | Vacated and abandoned patent easements - expired   | Approved by PC  | June 2005     |
| ZC-1490-04         | Reclassified the site from R-E to M-D zoning for a truck maintenance, repair, rental, and sales facility - expired except for zoning | Approved by BCC | December 2004 |

**Surrounding Land Use**

|       | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use   |
|-------|---------------------------|---------------------------|---|
| North | Business Employment       | IP (AE-60)                | Undeveloped   |
| South | Business Employment       | CG (AE-60)                | Shopping center   |
| East  | Business Employment       | IP & RS20 (AE-60)         | Undeveloped   |
| West  | Business Employment       | RM50 & CG (AE-60)         | Multi-family residential (previously approved via ZC-23-0042) & office building |

\*The CC 215 right-of-way is directly south of the subject site.

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

**Related Applications**

| Application Number | Request   |
|--------------------|---|
| UC-24-0760         | A use permit vehicle sales, repair, and maintenance facility with an accessory outdoor storage area is a companion item on this agenda. |
| TM-24-500165       | A tentative map for a 1 lot commercial subdivision map is a companion item on this agenda.  |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include a portion of Rafael Rivera Way;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PAUL LARSEN**

**CONTACT: BLACK & WADHAMS, C/O BLACK & WADHAMS, 10777 W. TWAIN AVENUE, SUITE 300, LAS VEGAS, NV 89135**





# Department of Comprehensive Planning Application Form

16

ASSESSOR PARCEL #(s): APN 176-03-502-001 & 176-03-502-003

PROPERTY ADDRESS/ CROSS STREETS: MONTESSOURI STREET & WAGON TRAIL AVENUE / NORTH OF RAFAEL RIVERA WAY

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Patent Easement(s) per the attached maps, drawings and plans. ROW vacations per County Public Works comments on Rafael Rivera Way and Wagon Trail Avenue to back of proposed curb.

### PROPERTY OWNER INFORMATION

NAME: Sandbaggers LLC  
ADDRESS: c/o Black & Wadhams, 10777 W Twain, Ste 300  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702.308.6153 CELL 702.308.6153 EMAIL: Plarsen@BlackWadhams.law

### APPLICANT INFORMATION (must match online record)

NAME: Paul Larsen  
ADDRESS: c/o Black & Wadhams, 10777 W Twain, Ste 300  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.308.6153 CELL 702.308.6153 EMAIL: Plarsen@BlackWadhams.law

### CORRESPONDENT INFORMATION (must match online record)

NAME: Paul Larsen  
ADDRESS: c/o Black & Wadhams, 10777 W Twain, Ste 300  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.308.6153 CELL 702.308.6153 EMAIL: Plarsen@BlackWadhams.law

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

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

*Paul Larsen* Sandbaggers LLC 04/23/2024  
Property Owner (Signature)\* Property Owner (Print) Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-24-0761 ACCEPTED BY AWD  
PC MEETING DATE \_\_\_\_\_ DATE 1/18/25  
BCC MEETING DATE 03/05/25 FEES \$1,200  
TAB/CAC LOCATION Spring Valley DATE 2/11/25

TISHA R. BLACK  
JAMES L. WADHAMS

J. RUSTY GRAF  
BRIGID M. HIGGINS  
JESSE A. WADHAMS



PAUL LARSEN  
ALLISON SCHMIDT  
ROBERT K. SPARKS  
SILVIA VILLANUEVA  
SASHA ARAUJO HERNANDEZ  
SEAN T. HIGGINS  
(1966-2020)

November 19, 2024

Planner  
Copy

Clark County Dept. of Comprehensive Planning  
500 S. Grand Central Parkway, Box 551741  
Las Vegas, Nevada 89155-1741

Re: Justification Letter for Vacation of Right-of-Way and easements in association with new vehicle dealership at APN 176-03-502-001 & 176-03-502-003 (APR24-100504)

To Whom it may Concern:

This letter is intended to explain the justification for the application submitted herewith to allow for Vacation of Patent Easement per Title 30 on parcels APN 176-03-502-001 & 176-03-502-003 (collectively the "property"), as well as minor vacations of rights of way abutting the property, in association with a use permit (SUP) application for a new luxury vehicle dealership on the above referenced property.

The proposed use is in harmony with the purpose, goals, objectives and standards set by Clark County, as it is consistent with the County's master plan for the area, is permitted within the existing zoning classification, and does not conflict with the existing office and commercial uses near the Site. The proposed vehicle sales facility fronts Rafael Rivera Drive and the 215 Beltway, it is consistent with similar vehicle sales facilities on both the North and South sides of the 215 Beltway and the Rafael Rivera Drive and Roy Horn Way frontages. Accordingly, it is expected that the proposed use will have zero impact on the neighborhood or neighbors and is consistent with similar existing uses along the 215 Beltway.

The application(s) submitted with that SUP for the auto facility include a vacation of a Patent Easement, which is consistent with previous easement/right of way vacations on the Site and the abutting parcel to the immediate West for the Montessori Street alignment. See attached vacation documentation.

The vacation application(s) herein also seek to vacate rights of way abutting Rafael Rivera Way on the South edge of the parcel that are not currently constructed, and the proposed vacations are consistent with the roadway and sidewalk improvements as actually already constructed (and consistent with future improvements for the roadway and sidewalk on the property abutting to the East of the parcel), and are consistent with the existing rights of way improvements on the property to the immediate West of the Site.

Similarly, the proposed minor vacations of portions of rights of way along the Wagon Trail alignment and the Wagon Trail/Montessori cul-de-sac on the parcels are necessary to accommodate a detached sidewalk condition as required by the current Clark County ROW dedication requirements.

The proposed vacations have been submitted to the Clark County Dept of Public Works mapping section (“PW Mapping”), and the applicant has obtained PW Mapping concurrence prior to submittal of the application(s).

Please feel free to direct any questions to the applicant by contacting the applicant’s counsel Paul E. Larsen at [PLarsen@BlackWadhams.law](mailto:PLarsen@BlackWadhams.law).

Respectfully,  
**BLACK & WADHAMS**

*/s/ Paul E. Larsen*

Paul E. Larsen, Esq.

PEL:ar





19

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**UC-24-0760-SANDBAGGERS, LLC:**

**USE PERMIT** for vehicle maintenance and repair.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) allow modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) an alternative landscape plan; and 2) a vehicles sales, repair, maintenance, and outdoor storage facility on 4.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Rafael Rivera Way and the east side of Montessori Street (alignment) within Spring Valley. MN/hw/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-03-502-001; 176-03-502-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the landscape buffer width to 6 feet where a 15 foot landscaping buffer is required per Section 30.04.02C (a 60% reduction).
  - b. Eliminate the required 8 foot decorative screen wall where an 8 foot decorative screen wall is required per Section 30.04.02C.
  - c. Allow a single row of shrubs where buffers require a double row of evergreen trees with each row planted off-set per Section 30.04.02C.
2.
  - a. Allow outdoor storage as an accessory use adjacent to a residential use where not permitted per Section 30.04.06E.
  - b. Allow parking and other high activity areas adjacent to a residential use without screening where not permitted per Section 30.04.06G and Section 30.04.06L.
  - c. Allow roll-up overhead doors to face a residential district while not screened by another building where not permitted per Section 30.04.06N.
  - d. Allow a service area to not be screened from an adjacent residential property where not permitted per Section 30.04.06N.
3.
  - a. Reduce the throat depth for the driveway along Rafael Rivera Way to 25 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 66% reduction).
  - b. Reduce the throat depth for the driveway along Wagon Trail Avenue to 27 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 64% reduction).

**LAND USE PLAN:  
SPRING VALLEY - BUSINESS EMPLOYMENT**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7090 Rafael Rivera Way
- Site Acreage: 4.52
- Project Type: Vehicle sales, repair, and outdoor storage facility
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 33,600
- Parking Required/Provided: 68/82
- Sustainability Required/Provided: 7/7

**Site Plan**

The plan depicts a currently undeveloped site located on the north side of Rafael Rivera Way and the east side of the Montessori Street alignment. The plans show a proposed luxury vehicle sales dealership building with accessory vehicle repair and maintenance spaces within the rectangular shaped building. The proposed 33,600 square foot vehicle sales and maintenance building is generally located in the southern portion of the site and is set back 80 feet from the closest point to Rafael Rivera Way in the south, 55 feet from the eastern property line, 66 feet from the western property line, and 311 feet from the northern property line along Wagon Trail Avenue. The plan also depicts a 6,033 square foot outdoor storage area for the delivery of new inventory located in the northwest corner of the building. This outdoor storage area will be fenced in with a 6 foot high chain-link fence. The outdoor storage area will be screened from the east and south by the vehicle sales building and will be set back 66 feet from the western property line and 311 feet from the northern property line. The plans also show most of the northern half of the site will remain undeveloped for future development. The rear portion of the site will also be secured and enclosed with 6 foot high wrought iron fence. Two of the gates will be completely internal and are located in the northwest and northeast corners of the building. A third gate is located along the driveway to Wagon Trail Avenue and will be set back 18 feet from the right-of-way while remaining open during business hours. Several rows of parking are shown along the southern, western, and eastern perimeters of the site. These parking spaces are a combination of display spaces and dedicated parking spaces. A total of 68 spaces are required with 82 spaces being provided specifically for parking with an additional 11 spaces being provided for display spaces. The site will be accessed through 2 driveways with one 39 foot wide driveway along Rafael Rivera Way and another 33 foot wide driveway in the northeast corner of the site connecting with Wagon Trail Avenue.

**Landscaping**

The plans show street landscaping will be provided along both Rafael Rivera Way and Wagon Trail Avenue. Along Rafael Rivera Way, a 17 foot to 60 foot wide variable street landscape area is provided. This variable landscape area consists of a 5 foot wide landscape strip along Rafael Rivera Way followed by a 5 foot wide detached sidewalk, followed by a 7 foot wide to 50 foot wide landscape strip. Within this landscape strip is a single row of 8 Blue Palo Verde

(Parkinsonia Florida) trees and 4 Desert Oak (Acacia Coricea) trees spaced every 10 feet to 30 feet on center. Along Wagon Trail Avenue, a 17 foot to 25 foot wide landscaping strip is provided. This variable landscape area consists of a 5 foot wide landscape strip along Wagon Trail Avenue followed by a 5 foot wide detached sidewalk, followed by a 7 foot wide to 15 foot wide landscape strip. Within this landscape strip is a single row of 13 Indian Rosewood (Dalbergia sissoo) trees spaced every 20 feet on center. Within the parking lot area, landscaping is also being provided. The plans show 6 foot wide landscape finger islands provided every 8 to 12 parking spaces with each island containing either shrubs or an Indian Rosewood tree with shrubs. A total of 9 trees are dedicated to the parking area. Along the western property line, a landscape buffer is being provided. This buffering landscape area varies between 6 feet to 30 feet wide. No screening wall is provided and only shrubs are provided within the buffering area.

### Elevations

The elevations depict a 23 foot high vehicle sales, repair, and maintenance building with painted CMU block and EIFS panel siding. The color scheme of the building varies between black, white, grey, and other neutral colors. Metal accent panels are provided along the eastern and western facades. The primary entryways are located on the south and west sides of the building. Aluminum storefront glass entry windows and entry doors are located on the west and south sides of the building. Overhead roll-up doors are located on the western and eastern sides of the south facade of the building and are generally screened by landscaping along Rafael Rivera Way. Another larger overhead roll-up door is located on the west side of the building within a service yard area, but the doors and service area are generally screened from view by a 10 foot high decorative metal wall. The building has a flat roof with off-set parapet design to break-up the roof plane.

### Floor Plans

The plans depict a 33,600 square foot vehicle sales, repair, and maintenance building with offices, multiple showrooms for different manufacturers, a maintenance and repair area with work bays and parts storage area, and an outdoor storage area for new inventory in the northwest corner of the building.

### Applicant's Justification

The applicant states the proposed request for a vehicle sales facility is compatible with the commercial and industrial nature of the surrounding area. The applicant also indicates there will be no fabrication, servicing, or maintenance of vehicles except within interior or screened areas on the site. The applicant also states there is sufficient parking on site and the design of the building is attractive and compatible. The applicant indicates the need for a reduced landscape buffer, alternative residential adjacency standards, and an alternative landscape plan is due to an existing Las Vegas Valley Water District waterline easement that runs along the western side of the property. They state this easement prevents the planting of anything more than shrubs and prevents the construction of walls. The applicant has provided written correspondence from Las Vegas Valley Water District relating this.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| VS-16-0421         | Vacated and abandoned patent easements and a 30 foot wide, 576 foot long portion of Montessouri Street - recorded                    | Approved by PC  | August 2016   |
| VS-0610-05         | Vacated and abandoned patent easements - expired   | Approved by PC  | June 2005     |
| ZC-1490-04         | Reclassified the site from R-E to M-D zoning for a truck maintenance, repair, rental, and sales facility - expired except for zoning | Approved by BCC | December 2004 |

**Surrounding Land Use**

|       | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use   |
|-------|---------------------------|---------------------------|---|
| North | Business Employment       | IP (AE-60)                | Undeveloped   |
| South | Business Employment       | CO (AE-60)                | Shopping center   |
| East  | Business Employment       | IP & RS20 (AE-60)         | Undeveloped   |
| West  | Business Employment       | RM50 & CO (AE-60)         | Multi-family residential (previously approved via ZC-23-0042) & office building |

\*The CC 215 right-of-way is directly south of the subject site.

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

**Related Applications**

| Application Number | Request  |
|--------------------|--|
| VS-24-0761         | A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda. |
| TM-24-500165       | A 1 lot commercial subdivision map is a companion item on this agenda.                               |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

**Use Permit**

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

Overall, the purpose of requiring special use permits for vehicle repair and maintenance uses within the IP zone is to assure higher intensity vehicle related uses fit within the neighborhood and will not negatively impact the surrounding area. Staff finds the surrounding area has similar facilities in the area that also conduct both repair and maintenance activities on a variety of vehicles. Additionally, the surrounding area along the CC 215 right-of-way is generally planned for the Business Employment land use designation, indicating a want for low intensity industrial uses, which vehicle sales and repair would be compatible with. It does not appear that there have been any significant complaints regarding the operation of a similar facilities in the area. In addition, staff finds the design and operation of the proposed vehicle sales and service facility will be an improvement on previous facilities in the area and should enhance the neighborhood with its design and street landscaping. The proposed vehicle sales and repair facilities will also cater to higher end, luxury car manufacturers so many of the negative impacts typically associated with such facilities will be reduced. Furthermore, there should be less deliveries of cars to the site and the services should be much more specific and personalized resulting in less overall concentration of cars and people. The proposed use should promote Policy 5.5.1 of the Master Plan, which encourages the development of Business Employment areas, particularly along major freeways, with compatible uses. Additionally, Spring Valley Specific Policy SV-1.4, encourages compatible in-fill development. For these reasons, staff can support this use permit.

#### Waivers of Development Standards

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

#### Waivers of Development Standards #1 & #2

The purpose of requiring landscape buffers along shared property lines with residential uses and enforcing certain residential adjacency when such buffers are not present is to assure that the potential negative effects from more intense uses will not greatly impact the residential uses. Staff find in this case, the lack of a landscape buffer along the southern portion of the site should not greatly impact the uses to the west since the adjacent use is an office development and the vehicles sales portion of the facility will primarily function like a retail or office use. In addition, there will be no visible or audible vehicle work since all work will be conducted indoors and the storage areas will be lightly used and well screened. In the northern portion of the site, however, the buffer is more necessary as this is the portion of the site that will be adjacent to the future multiple family residential development and the northern portion of the site most dedicated for future development. Staff finds, without knowing how this portion of the site will be used, the buffer is much needed here and would help to reduce the line of sight into the vehicle maintenance and storage areas. Staff can appreciate there are some trees and shrubs planted in this area and Las Vegas Valley Water District is discouraging the planting or building of any screening within an easement along the western property line. Staff, however, still finds the site could have been designed around this easement and accommodate a more robust landscape

buffer, which would effectively eliminate the need for the waivers to the residential adjacency standards. For these reasons, staff cannot support these requests.

#### Design Reviews

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

Overall, the development as proposed provides for a needed vehicle sales and repair facility in the higher end and luxury sector that is compatible with the surrounding development and contributes to an area that has developed around a mix of industrial, commercial, and residential uses. In addition, the exterior of the building is attractive and would be an enhancement to the neighborhood. Landscaping provided within the interior of the site should help to provide the necessary shading and reduce the heat caused by large swaths of pavement, while considering the constraints of such a use. The building is sited appropriately, and the scale of the building is similar to other buildings in the area. With that said, the site overall lacks a necessary and important landscape buffer along the western portion of the site, which would help to screen the use and any future development from the planned multi-family development to the west. Additionally, staff finds the request for an alternative landscape plan is a self-imposed hardship, as the trees along both frontages could be staggered as required by Code and the existing waterline easement along the west does not prevent the placing of landscaping outside of the easement or in alternative locations. For these reasons, staff cannot support these requests.

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

##### Waiver of Development Standards #3a

Staff has no objection to the reduction in the throat depth for the commercial driveway on Rafael Rivera Way. Rafael Rivera Way is a one-way road which reduces movement conflicts with vehicles accessing the site.

##### Waiver of Development Standards #3b

Staff has no objection to the reduction in throat depth for the Wagon Trail Avenue commercial driveway. Wagon Trail Avenue will see low volume of traffic as it ends to the east of this site and is not accessed by the public.

#### **Staff Recommendation**

Approval of the use permit and waiver of development standards #3; denial of waivers of development standards #1 and #2 and the design reviews.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a portion of Rafael Rivera Way;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### **Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0289-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PAUL LARSEN**

**CONTACT: BLACK & WADHAMS, C/O BLACK & WADHAMS, 10777 W. TWAIN  
AVENUE, SUITE 300, LAS VEGAS, NV 89135**

**DRAFT**





# Department of Comprehensive Planning Application Form

17

ASSESSOR PARCEL #(s): APN 176-03-502-001 & 176-03-502-003

PROPERTY ADDRESS/ CROSS STREETS: MONTESSOURI STREET & WAGON TRAIL AVENUE / NORTH OF RAFAEL RIVERA WAY

### DETAILED SUMMARY PROJECT DESCRIPTION

**NEW LUXURY VEHICLE AUTOMOTIVE SALES & SERVICE FACILITY: APPROXIMATELY 33,600 TOTAL SQUARE FEET**

### PROPERTY OWNER INFORMATION

NAME: Sandbaggers LLC  
ADDRESS: c/o Black & Wadhams, 10777 W Twain, Ste 300  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702.869.8801 CELL 702.308.6153 EMAIL: PLarsen@BlackWadhams.Law

### APPLICANT INFORMATION (must match online record)

NAME: Sandbaggers LLC  
ADDRESS: c/o Black & Wadhams, 10777 W Twain, Ste 300  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.869.8801 CELL 702.308.6153 EMAIL: PLarsen@BlackWadhams.Law

### CORRESPONDENT INFORMATION (must match online record)

NAME: Paul E. Larsen  
ADDRESS: c/o Black & Wadhams, 10777 W Twain, Ste 300  
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.308.6153 CELL 702.308.6153 EMAIL: PLarsen@BlackWadhams.Law

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

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

04/23/2024

Property Owner (Signature)\*

Kevin Hooks  
Property Owner (Print)

Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) UL-24-0760

ACCEPTED BY dko

PC MEETING DATE \_\_\_\_\_

DATE 118125

BCC MEETING DATE 03105125

FEES \$

TAB/CAC LOCATION Spring Valley

DATE 211125

TISHA R. BLACK  
JAMES L. WADHAMS

C. JOSEPH GUILD III  
J. RUSTY GRAF



BRIGID M. HIGGINS  
PAUL E. LARSEN  
ALLISON R. SCHMIDT  
ROBERT K. SPARKS  
JESSE A. WADHAMS  
CHRISTOPHER V. YERGENSEN

SEAN T. HIGGINS  
(1966-2020)

December 24, 2024

Planner  
Copy

Clark County Dept. of Comprehensive Planning  
500 S. Grand Central Parkway, Box 551741  
Las Vegas, Nevada 89155-1741

Re: Justification Letter for Special Use Permit Application to allow new vehicle dealership and design review at APN 176-03-502-001 & 176-03-502-003

To Whom it may Concern:

This letter is intended to explain the justification for the application submitted herewith to allow:

1. Use Permits:
  - a. A new luxury vehicle dealership (Primary Use) and associated uses, including vehicle service and maintenance within 200 feet of area subject to Residential Adjacency, per Title 30, for the property located on parcels APN 176-03-502-001 & 176-03-502-003, generally South and East of Montessori Street and north of Rafael Rivera Way (Site); and
  - b. Outdoor storage of luxury vehicles in a fenced storage area in conjunction with the Primary Use.
2. Design Review per Title 30, Section 30.06.05 (B) 2.ii to include vehicle leasing and sales facility in conjunction with the Primary Use, vehicle maintenance and repair associated with the Primary Use, retractable doors facing a right of way (Title 30, Section 30.04.05G.6), alternate entrance design facing Montessori Street and Wagon Trail Avenue (North facing entrance), and an alternative landscape plan necessitated by a Las Vegas Valley Water District (LVVWD) water line easement through the Site; and alternate landscape along Rafale Rivera drive as set forth in the attached landscape plans(s).
3. Waiver(s) of Development Standards:
  - a. Buffering and Screening on west side of property (Title 30, Sec. 30.04.02C) as the required landscaping and screen wall is not possible due to the LVVWD waterline easement through the Site. Per the attached LVVWD letter dated 11/04/2024, "the district does not allow buildings, structures, fences or trees over their easements; more recently, we've

- requested no landscaping over the waterline due to access issues that landscaping causes”.
- b. Parking area screening on west side of property (Title 30, Sec. 30.04.06L.2.). Per the attached 11/04 LVVWD letter, the mature landscaping and screen walls suggested by Title 30 are not possible due to the restrictions in the LVVWD water line easement;
  - c. Retaining Wall Heights exceeding 3 feet (Title 30, Section 30.04.03C.2) to the height indicated on the attached plans;
  - d. Reduced Driveway Throat Depth (USD 222.1) as reflected on the attached plans;
  - e. Waiver to eliminate loading zone and/or loading dock;
  - f. Waiver to eliminate screening of loading area;
  - g. Waiver of residential adjacency requirements on the site’s Western boundary not otherwise satisfied by the attached plans.

The proposed use is in harmony with the purpose, goals, objectives and standards set by Clark County, as it is consistent with the County’s master plan of commercial and industrial uses for the area, is permitted within the existing zoning classification, and does not conflict with the existing office and commercial uses near the Site. The use at the site meets all requisite distance restrictions imposed by Clark County Code Title 30.

The associated design review(s) for this new construction is required to facilitate the Primary Use’s Use Permits in the application. Indeed, as the proposed vehicle sales facility fronts Rafael Rivera Way and the 215 Beltway, it is consistent with similar vehicle sales facilities on both the North and South sides of the 215 Beltway along Rafael Rivera Way and Roy Horn Way frontages. The proposed design (and use) conforms to these other established uses and is consistent with the norms thus established for design, landscaping, and ingress/egress.

Please also note that the proposed plans have been reviewed by the Clark County Dept of Public Works mapping section (“PW Mapping”), and the applicant has received PW Mapping concurrence for the proposed plan(s).

The parking provided on the Site meets all code standards, as the proposed 33,600 square foot facility requires 78 parking spaces and 93 are provided, inclusive of 11 display parking spaces (as well as required bicycle spaces). Additional parking is provided to store vehicle inventory and is not included in the required parking calculations. Vehicular access to the Site is adequate from both Rafael Rivera Way (from the south boundary) and Wagon Trail Avenue (from the North Boundary).

The site was originally proposed to be screened by landscaping on portions of its West side; however, the LVVWD easement through the property dictates that the easement cannot be landscaped to code as a result of the restrictions in the easement (see attached letter from

LVVWD), but the proposed landscaping on the south and north along ROW frontage and other design features effectively block all sight lines from the proposed use to the immediate West for the luxury car dealership's interior display, maintenance and storage areas. Similarly, retractable decorative doors on all vehicle ingress and egress points will screen the interior areas from sight lines to the South, East and West. Views from the North are screened by a decorative wall and a row of trees as featured in the drawings submitted herewith. The design review request includes use of the retractable decorative doors facing South, and the alternative landscape plan necessitated by the requirements of the LVVWD in its water line easement (per Title 30, Sections 30.04.05G.6 and 30.04.01E respectively) as shown on the drawings.

No fabrication, service or maintenance of equipment will take place on the Site except in the screened interior service areas, and all equipment will be kept in a neat & orderly manner. Site security will consist of egress swing gates at both site driveways to Rafael Rivera Way and Wagon Trail Avenue, U-shaped security bollards along the west property line, 2'-4' high retaining/deepened curb along the east property line, and boulders along the south and north-west property line to prevent inventory theft. Total lot coverage does not exceed 50% of the lot, as depicted on the attached site plan. Indeed, it is unlikely any neighbor or passers-by would be aware of the storage of non-displayed vehicles within the building/Site.

Accordingly, it is expected that the proposed use will have zero impact on the neighborhood or neighbors and is consistent with numerous similar existing uses along the 215 Beltway.

The project will meet the following Clark County Sustainability Provisions for a total of 7 points:

1. **Trees:** The project requires 12 street trees and 16 parking lot trees. The proposed design includes a total of 31 trees on site, which is 10% more than required (1 point);
2. **Water-Efficient Planting:** 100% of the proposed plantings on-site have low or very low water use needs (1 point);
3. **Landscape Buffer:** At the narrowest portion, the landscape buffer on the proposed site is 16.2' wide, which is 8% more than the required 15' width (1/2 points);
4. **Parking Lot Trees:** The total canopy coverage of the proposed trees within the paved parking area is 7,942 square feet, which is 52% of the total paved parking area (1 point);
5. **Electric Bicycles:** Shaded electric bicycle charging will be provided within the secured yard at the North-West corner of the proposed building (1 point);
6. **Cool Roofs:** Project design will utilize low-slope roof angles and will include "cool roof" specification for Solar Reflectance Index (SRI) value equal or greater than 78 (1 point);
7. **Daylighting Strategies:** Daylight strategies will include window glazing and/or skylights as appropriate for the given programmatic area to reduce the need for artificial lighting during daytime operation. Control systems as appropriate

- (daylight sensors / zoned lighting areas) will be implemented to automate control of lighting systems (1/2 points);
8. Nonresidential Ventilation: Minimum building “plate height“ will be 14 feet, High bay areas “Vehicle Service Bays, Parts Storage Areas, and Vehicle Inventory Warehouse will be open to plate height or higher, Smaller area conditioned spaces will utilize lower ceiling heights, but will yet maintain required height/volume from ceiling to bottom of structure (1/2 points); and
  9. Low Emissivity Glass: Building is oriented to North-South axis and low-emissivity glass will be specified for all South and West facing apertures (1/2 points).

As stated above, a Design Review is requested as part of the application. The site is proposed to be fully landscaped, with the perimeter and decorative landscaping being permeable planter and ground cover. In addition, the south, east, west and north perimeters have a landscape buffer as shown on the site plan. Indeed, the landscaping and side and rear landscape buffers provide a more than adequate visual screen for the proposed use from the proposed residential use (approved but not yet built) to the immediate West. This screening includes the trash enclosure, which is both well screened and very distant (160’ from the property line and over 200’ from the proposed neighboring residential use) from that proposed neighboring residential use.

Another element of the Design Review is the alternate building design having no entrance from the north facing Wagon Trail Avenue; this alternate design is requested to eliminate noise potential disturbance to neighboring properties from the service department. Please note that all dealership guests and deliveries will be entering through the entrance facing Rafael Rivera Way.

The facility portion fronting Rafael Rivera Way has a very attractive aesthetic design, including displays designed to depict the luxury vehicles to be sold from the facility. The elevations show that all retractable doors facing South are of high-end materials and finishes, reflecting the facility’s design for the luxury automobile market. The site plans and landscape plans also show the driveway gates are set back the required 18’. Please also note the revised and alternative landscape plan refers to County Code Chapter 30.04 and Section 30.04-1 regarding the approved plant schedule, and please note that the plant schedule conforms to table 30.04-1.

Please further note the restrictions upon landscaping (and structures like screening walls) imposed by the LVVWD on its easement crossing the property (as discussed above), requiring alternative landscaping over the easement as set forth in the drawings. Accordingly, the Design Review herein shall include review of the alternative desert landscaping and screening in/over the LVVWD easement.

Gate and fence elevations are provided in the revised plans, showing opaque fencing and gate(s) facing West. A 21.1’ landscape buffer has been provided along the northern portion of the West property line, in order to screen the site’s use for the planned (but as yet unbuilt) residential units to the immediate west. However, as noted above, the site is encumbered by a LVVWD water

easement, which effectively prevents the use of mature trees and screen wall in/over the easement to screen the property to the West.

We note (at the request of Clark County Public Works) that the landscape screening trees shown on the North side of site plan are to be located within the property and will not be located in the public right of way or easement(s).

The above referenced landscape and aesthetic design features are intended to address the residential adjacency of the parcel to the West, which is considered a “residential” use despite it currently containing only the referenced parking garage and an office building. However, the portion of the parcel abutting the proposed residential structure on the parcel to the West has been designed with greater buffering (as discussed in detail herein), in order to meet the spirit and intent (if not the letter) of the code seeking to buffer residential uses from commercial development.

The applicant is further requesting, as part of this Design Review, a Waiver of Development Standards for reduced throat depths to 25 feet minimum at the immediate driveway approach from Rafael Rivera Way and Wagon Trail Avenue where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 for driveways servicing between 51 to 100 parking spaces. The driveway from Rafael Rivera Way also provides additional throat depth onsite via incorporated landscape buffer between the driveway and parking stalls.

Finally, please note that because of the nature of the automobile inventory (i.e. high end, luxury cars) delivery will be done in single vehicle delivery by enclosed box trucks, rather than standard car-carriers with multiple cars. As such, loading will be accomplished in a reduced area (as shown in the plans) and will not be screened as the delivery method is quicker and more discrete than standard mass-delivery methods used for other car dealerships.

Please note that the application(s) submitted for the facility include a vacation of a Patent Easement, which the Applicant wishes to be processed concurrently with the instant application(s).

Please feel free to direct any questions to the applicant by contacting applicant’s counsel Paul E. Larsen at [PLarsen@BlackWadhams.law](mailto:PLarsen@BlackWadhams.law).

Respectfully,  
**BLACK & WADHAMS**

*/Paul E. Larsen/*  
Paul E. Larsen, Esq.

PEL/jh

cc: Client

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-24-500165-SANDBAGGERS, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 4.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Rafael Rivera Way and the east side of Montessouri Street (alignment) within Spring Valley. MN/hw/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
 176-03-502-001; 176-03-502-003

**LAND USE PLAN:**  
 SPRING VALLEY - BUSINESS EMPLOYMENT

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

- Site Address: 7090 Rafael Rivera Way
- Site Acreage: 4.52
- Project Type: Commercial Subdivision
- Number of Lots: 1

Project Description

The plan depicts a 1 lot commercial subdivision. The map shows the site is currently undeveloped. Access to the site will be provided by commercial driveways along Rafael Rivera Way and Wagon Trail Avenue.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| VS-0421-16         | Vacated and abandoned patent easements and a 30 foot wide, 576 foot long portion of Montessouri Street - recorded                    | Approved by PC  | August 2016   |
| VS-0610-05         | Vacated and abandoned patent easements - expired   | Approved by PC  | June 2005     |
| ZC-1490-04         | Reclassified the site from R-E to M-D zoning for a truck maintenance, repair, rental, and sales facility - expired except for zoning | Approved by BCC | December 2004 |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>  |
|-------|----------------------------------|----------------------------------|---|
| North | Business Employment              | IP (AE-60)                       | Undeveloped   |
| South | Business Employment              | CG (AE-60)                       | Shopping center   |
| East  | Business Employment              | IP & RS20 (AE-60)                | Undeveloped   |
| West  | Business Employment              | RM50 & CG (AE-60)                | Multi-family residential (previously approved via ZC-23-0042) & office building |

\*The CC 215 right-of-way is directly south of the subject site.

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

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| UC-24-0760                | A use permit for vehicle sales, repair, and maintenance facility with an accessory outdoor storage area is a companion item on this agenda. |
| VS-24-0761                | A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.  |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30, and the proposed location, size, and design of the lot is consistent with the accompanying design review. For these reasons, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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



completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a portion of Rafael Rivera Way;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0289-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PAUL LARSEN  
CONTACT: BLACK & WADHAMS, C/O BLACK & WADHAMS, 10777 W. TWAIN AVENUE, SUITE 300, LAS VEGAS, NV 89135**





# Department of Comprehensive Planning Application Form

18

ASSESSOR PARCEL #(s): APN 176-03-502-001 & 176-03-502-003

PROPERTY ADDRESS/ CROSS STREETS: MONTESSOURI STREET & WAGON TRAIL AVENUE / NORTH OF RAFAEL RIVERA WAY

### DETAILED SUMMARY PROJECT DESCRIPTION

**NEW LUXURY VEHICLE AUTOMOTIVE SALES & SERVICE FACILITY: APPROXIMATELY 33,600 TOTAL SQUARE FEET. TENTATIVE MAP TO COMBINE 2 EXISTING PARCELS INTO 1.**

### PROPERTY OWNER INFORMATION

NAME: Sandbaggers LLC

ADDRESS: c/o Black & Wadhams, 10777 W Twain, Ste 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702.869.8801

CELL 702.308.6153

EMAIL: PLarsen@BlackWadhams.Law

### APPLICANT INFORMATION (must match online record)

NAME: Sandbaggers LLC

ADDRESS: c/o Black & Wadhams, 10777 W Twain, Ste 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.869.8801

CELL 702.308.6153

EMAIL: PLarsen@BlackWadhams.Law

### CORRESPONDENT INFORMATION (must match online record)

NAME: Paul E. Larsen

ADDRESS: c/o Black & Wadhams, 10777 W Twain, Ste 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.308.6153

CELL 702.308.6153

EMAIL: PLarsen@BlackWadhams.Law

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

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

04/23/2024

Kevin Hooks

Property Owner (Signature)\*

Property Owner (Print)

Date

### DEPARTMENT USE ONLY:

AC

AR

ET

PUDD

SN

UC

WS

ADR

AV

PA

SC

TC

VS

ZC

AG

DR

PUD

SDR

TM

WC

OTHER \_\_\_\_\_

APPLICATION # (s) TM-24-50065

ACCEPTED BY BKW

PC MEETING DATE \_\_\_\_\_

DATE 11/8/25

BCC MEETING DATE 03/05/25

FEES \$750

TAB/CAC LOCATION Spring Valley

DATE 2/11/25



**PUBLIC HEARING**

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

**ZC-25-0030-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 7.03 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Oquendo Road and the east and west sides of Pioneer Way within Spring Valley (description on file). MN/rk (For possible action)

**RELATED INFORMATION:**

**APN:**

163-34-101-016; 163-34-101-022

**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: 7.03
- Existing Land Use: Undeveloped

**Site Plan**

Essentially, the project will be developed in 2 different phases. Specifically, this request is for 2 subdivisions which are diagonally across the street from each other on the east and west sides of Pioneer Way. The westerly development is located on the northwest corner of Oquendo Road and Pioneer Way. The easterly development is located on the east side of Pioneer Way, 300 feet north of Oquendo Road.

**Western Parcel - (Pioneer Oquendo 4c)**

This development consists of 36 lots on 4.62 gross acres for a density of 7.79 dwelling units per acre. One point of access is shown from Pioneer Way to the east.

**Eastern Parcel - (Pioneer Oquendo 4b)**

This development consists of 19 lots on 2.41 gross acres for a density of 7.88 dwelling units per acre. One point of access is shown from Pioneer Way to the west.

**Applicant's Justification**

The applicant is requesting a zone change from RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family) Zone. The overall subject development is proposed for a 55

lot single-family residential subdivision on approximately 7.03 gross acres. According to the applicant, the zone change is intended to maintain a consistent and compatible development pattern with the abutting RS3.3 properties.

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b>                                 | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                |
|--------------|--|----------------------------------|---|
| North & East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)              | RS3.3                            | Single-family residential               |
| South        | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands | RS3.3 & RS20 (AE-60)             | Single-family residential & Undeveloped |
| West         | Neighborhood Commercial  | RS3.3                            | Single-family residential               |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| WS-25-0031                | A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda. |
| VS-25-0032                | A vacation and abandonment of portions of right-of-way to accommodate detached sidewalks is a companion item on this agenda.        |
| TM-25-500004              | A tentative map consisting of 19 lots and common lots is a companion item on this agenda.   |
| TM-25-500005              | A tentative map for a 36 lot single-family residential subdivision is a companion item on this agenda.                              |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for Residential Single-Family (RS3.3) zoning is appropriate and compatible with the surrounding area and is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site. The adjacent properties surrounding this site are currently zoned RS3.3. Furthermore, the request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning appropriate for this location.

**Department of Aviation**

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

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Department of Aviation**

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

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13.13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0021-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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







# Department of Comprehensive Planning Application Form

19

ASSESSOR PARCEL #(s): 163-34-101-016 & 163-34-101-022

PROPERTY ADDRESS/ CROSS STREETS: Pioneer Way / Ocuendo Rd

### DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Waiver, Design Review, Zone Change and Vacation applications.

### PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)  
ADDRESS: 500 S. Grand Central Pkwy., 4th Floor  
CITY: Las Vegas STATE: NV ZIP CODE: 89155  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: PN II, Inc.  
ADDRESS: 7255 S. Tenaya Way, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.804.7554 CELL \_\_\_\_\_ EMAIL: kendra.saffle@pultagroup.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.284.5300 CELL \_\_\_\_\_ EMAIL: lvproc@westwoodps.com

\*Correspondent will receive all project communication

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

Property Owner (Signature)\*

Shauna Bradley, Director, Clark County RPM  
Property Owner (Print)

12/30/2024  
Date

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

PROJECT # 20-25-8030

NM #  
1-9-25  
\$1200

BCC MEETING 03/05/2025

TAB/CAC LOCATION SPRING VALLEY DATE 02/11/2025

January 8<sup>th</sup>, 2025

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

Re: **Pioneer Oquendo, a 55 Lot Residential Subdivision**  
**Justification Letter for Zone Change**  
**Westwood Project No. PUL2433-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II, Inc. respectfully submits this justification letter with an application for a Zone Change.

The project site associated with this request is two parcels that total approximately 7.03 gross acres and covers APNs 163-34-101-016, -022. This site is located in a portion of Section 34, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. Pioneer Oquendo 4B is approximately 2.41 gross acres and covers APN 163-34-101-016 with a gross density of 7.88 dwelling units/acre. Pioneer Oquendo 4C is approximately 4.62 gross acres and covers APNs 163-34-101-022 with a gross density of 7.79 dwelling units/ acre.

### Zone Change

The proposed site plan includes a total of 55 lots and proposes zoning RS3.3. The proposed Zone Change would modify the zoning designation from RS20 to RS3.3 for both parcels, totaling 7.03 acres. This is a conforming zone change within the planned land use of Mid-Intensity Suburban Neighborhood (MN) with a maximum density of 8.0 du/ac. Parcel 163-34-101-016 is encompassed by the existing RS3.3 zoned subdivision *Saratoga – Unit 2* on the north and east property line. Another RS3.3 subdivision, *Russell / Tenaya Unit 3*, is located south of the property line. Pioneer Way marks the west boundary with another RS3.3 subdivision across Pioneer, *Saratoga – Unit 2*. *Saratoga – Unit 2* marks the north boundary of parcel 163-34-101-022. Parcel 163-34-101-022 has a RS3.3 subdivision *Buffalo and Oquendo* on the west boundary. South of the parcel is Oquendo Road with another existing RS3.3 subdivision south of Oquendo Rd, *Patrick Pioneer*.

Pulte believes that developing this parcel RS3.3 is complementary to the existing RS3.3 subdivisions that surround each proposed parcel.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer  
Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services

03/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0032-COUNTY OF CLARK (AVIATION):

**VACATE AND ABANDON** portions of right-of-way being Pioneer Way located between Oquendo Road and Foolish Pleasure Drive, and a portion of right-of-way being Oquendo Road located between Pioneer Way and Buffalo Drive within Spring Valley (description on file). MN/nm/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-101-016; 163-34-101-022

LAND USE PLAN:

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

BACKGROUND:

**Project Description**

The plan shows vacation and abandonment of 5 foot wide portions of public rights-of-way being Oquendo Road and Pioneer Way. The requested area to be vacated consists of the following: 1) a 5 foot wide portion of the right-of-way on the east side of Pioneer Way and along the west property line of APN 163-34-101-016, 2) a 5 foot wide portion of the right-of-way on the west side of Pioneer Way and along the east property line of APN 163-34-101-022; and 3) a 5 foot wide portion of the right-of-way on the north side of Oquendo Road and along the south property line of APN 163-34-101-022. The applicant states the requests are necessary to accommodate detached sidewalks along the streets.

**Surrounding Land Use**

|              | Planned Land Use Category   | Zoning District (Overlay) | Existing Land Use                       |
|--------------|---|---------------------------|---|
| North & East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)                           | RS3.3                     | Single-family residential               |
| West         | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial | RS3.3                     | Single-family residential               |
| South        | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands              | RS3.3 & RS20 (AE-60)      | Single-family residential & undeveloped |

## Related Applications

| Application Number | Request   |
|--------------------|---|
| ZC-25-0030         | A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.   |
| WS-25-0031         | A waiver of development standards and design review for a single-family residential development is a companion item on this agenda. |
| TM-25-500004       | A tentative map consisting of 19 single-family residential lots and common lots is a companion item on this agenda.                 |
| TM-25-500005       | A tentative map consisting of 36 single-family residential lots and common lots is a companion item on this agenda.                 |

### STANDARDS FOR APPROVAL:

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

### Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KENDRA SAFFLE**

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





# Department of Comprehensive Planning Application Form

20

ASSESSOR PARCEL #(s): 163-34-101-016 & 163-34-101-022

PROPERTY ADDRESS/ CROSS STREETS: Pioneer Way / Oquendo Rd

### DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Waiver, Design Review, Zone Change and Vacation applications.

### PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)  
ADDRESS: 500 S. Grand Central Pkwy., 4th Floor  
CITY: Las Vegas STATE: NV ZIP CODE: 89155  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

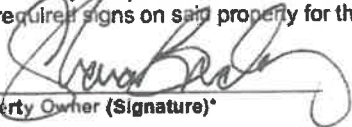
NAME: PN II, Inc.  
ADDRESS: 7255 S. Tenaya Way, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.804.7554 CELL \_\_\_\_\_ EMAIL: kendra.saffie@pullegroup.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.284.5300 CELL \_\_\_\_\_ EMAIL: lvproc@westwoodps.com

\*Correspondent will receive all project communication

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

  
Property Owner (Signature)

Shauna Bradley, Director, Clark County RPM  
Property Owner (Print)

12/30/2024  
Date

- |                              |                             |                             |                               |                             |                             |                             |
|------------------------------|-----------------------------|-----------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> E1 | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/>    | <input type="checkbox"/> SDR  | <input type="checkbox"/>    | <input type="checkbox"/>    | OTHER _____                 |

REF ID: VS-25-0032

NOT MEETING 03/05/2025

TAB/CAC LOCATION SPRING VALLEY DATE 02/11/2025

NM  
1-9-25  
\$1200

January 8<sup>th</sup>, 2025

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

**Re: Pioneer Oquendo, a 55 Lot Residential Subdivision  
Justification Letter for Vacation & Abandonment of Right-of-Way  
Westwood Project No. PUL2433-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II, Inc. respectfully submits this justification letter with an application for a Vacation and Abandonment of Right-of-Way.

The project site associated with this request is two parcels that total approximately 7.03 gross acres and covers APNs 163-34-101-016, -022. This site is located in a portion of Section 34, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. Pioneer Oquendo 4B is approximately 2.41 gross acres and covers APN 163-34-101-016 with a gross density of 7.88 dwelling units/acre. Pioneer Oquendo 4C is approximately 4.62 gross acres and covers APNs 163-34-101-022 with a gross density of 7.79 dwelling units/ acre.

### **Vacation Descriptions:**

The applicant is vacating public rights-of-way that conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development.

Vacation No. 1 includes the east 5.0' of the existing 30.0' Right-of-Way on Pioneer Way associated with OR:20011219:01662 adjacent to the west boundary of APN 163-34-101-016. The request is to accommodate a detached sidewalk.

Vacation No. 2 includes the west 5.0' of the existing 30.0' Right-of-Way on Pioneer Way adjacent to the east boundary of APN 163-34-101-022 (Area 1). This vacation also includes and the north 5.0' of the existing 30.0' Right-of-Way on Oquendo Road adjacent to the south boundary of APN 163-34-101-022 (Area 2). Both parts of this vacation are associated with OR: 20011219:01662. The request is to accommodate a detached sidewalk.



Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

A handwritten signature in black ink, appearing to read "Evan Alejandro". The signature is fluid and cursive, with a prominent initial "E" and a long, sweeping tail.

Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services



**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**WS-25-0031-COUNTY OF CLARK (AVIATION):**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the back of curb radius.  
**DESIGN REVIEW** for a single-family residential subdivision on 7.03 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Oquendo Road and the east and west sides of Pioneer Way within Spring Valley. MN/nm/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
163-34-101-016; 163-34-101-022

**WAIVER OF DEVELOPMENT STANDARD:**  
Reduce the back of curb radius to 15 feet where 20 feet is the minimum required per Uniform Standard Drawing 201 (25% reduction).

**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: 2.41 (east parcel)/4.62 (west parcel)/7.03 (total)
- Project Type: Single-family residential subdivision
- Number of Lots: 19 (east parcel)/36 (west parcel)/55 (total)
- Density (du/ac): 7.88 (east parcel)/7.79 (west parcel)
- Minimum/Maximum Lot Size (square feet): 3,375/5,793 (east parcel)/3,307/5,425 (west parcel)
- Number of Stories: 2 & 3
- Building Height (feet): Up to 35
- Square Feet: 2,441/4,004

**Site Plans**

The plans depict 2 diagonally positioned parcels with Pioneer Way right-of-way in between. The first parcel is APN 163-34-101-016 to the east of Pioneer Way, and APN 163-34-101-022 is the second parcel on the west side of Pioneer Way, located to the southwest of APN 163-34-101-016.

APN 163-34-101-016 is a 2.41 acre lot located on the east side of Pioneer Way. The applicant is proposing to develop this parcel as a 19 lot detached single-family residential subdivision. Access to the subdivision is shown from Pioneer Way to the west via a 42 foot wide private street, which connects to a north-south private street that terminates as a cul-de-sac. All lots will be oriented toward and get access from the private streets. Also, a 4 foot wide sidewalk is shown on 1 side of the private streets.

APN 163-34-101-022 is a 4.62 acre lot located on the west side of Pioneer Way and the north side of Oquendo Road. The applicant is proposing to develop this parcel as a 36 lot detached single-family residential subdivision. Access to the subdivision is shown from Pioneer Way to the east via a 42 foot wide private street, which connects to 2 north-south private streets. All 3 private streets terminate as cul-de-sacs. All lots will be oriented toward and get access from the private streets. Also, a 4 foot wide sidewalk is shown on 1 side of the private streets.

#### Landscaping

The plans show 15 foot wide common elements along all the public streets consisting of 5 foot wide detached sidewalks and two, 5 foot wide landscape strips. Large trees and shrubs have been provided within the landscape strips to Code standards. The plans also depict common elements with 10 foot wide landscaping strip consisting of trees and shrubs within the interior of the west subdivision.

#### Elevations

Several models consisting of 2 story and 3 story homes are proposed with this subdivision. The plans show the 2 story models at a maximum height of 29 feet, where 35 feet is the maximum height shown for the 3 story options. All models and elevations feature pitched tile roofs, varied rooflines, stucco siding, trim around doors and windows, and porches, while some also offer stone veneer on front elevation, covered patios, and balconies.

#### Floor Plans

The plans for the 2 story models show 2 car garages, kitchen, family room, dining room, and flex room on the first floor, and bedrooms/bathrooms and a loft on the second floors. The plans for 3 story models feature 2 car garages, storage room, game room and/or bedrooms/bathrooms on the first floor, and kitchen, family room, dining room, and bedrooms/bathrooms on the second floor, and a game room or bedrooms/bathrooms on the third floor.

#### Applicant's Justification

The applicant states the proposed development will offer up to 6 different housing plans with 3 separate elevations per plan. These plans include 2 story and 3 story homes. The target buyers are established families and next generation upgraded homebuyers. The applicant also requested a waiver to allow the back of curb radius to be reduced to 15 feet on 2 locations within the project site on the east parcel. They further state this reduction is needed in order to maintain 12 feet from the curb return to the edge of the driveway on Lots 2 and 11. Per a previous meeting with Clark County Public Works, this waiver is preferred over a waiver for the distance between the curb return and the driveway, and will pose no adverse impacts to the site and its residents.

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b>  | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                |
|--------------|---|----------------------------------|---|
| North & East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)                           | RS3.3                            | Single-family residential               |
| West         | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial | RS3.3                            | Single-family residential               |
| South        | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands              | RS3.3 & RS20 (AE-60)             | Single-family residential & undeveloped |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| ZC-25-0030                | A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.                         |
| VS-25-0032                | A vacation and abandonment of rights-of-way is a companion item on this agenda.                                     |
| TM-25-500004              | A tentative map consisting of 19 single-family residential lots and common lots is a companion item on this agenda. |
| TM-25-500005              | A tentative map consisting of 36 single-family residential lots and common lots is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waiver of Development Standards

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

Design Review

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

Staff finds that the proposed development meets the Title 30 planning requirements. Provided landscaping will enhance the area, while the architectural design is consistent with the other existing developments within the area. Therefore, staff can support the request.

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

#### Waiver of Development Standards

Staff has no objection to reducing the of back of curb radius to the driveways. The reduction is only for lots internal to the development, which will see a lower volume of traffic, helping to mitigate potential impacts from the reduction.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### **Department of Aviation**

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

### **Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0021-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: KENDRA SAFFLE**

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







# Department of Comprehensive Planning Application Form

21

ASSESSOR PARCEL #(s): 163-34-101-016 & 163-34-101-022

PROPERTY ADDRESS/ CROSS STREETS: Pioneer Way / Ocuendo Rd

### DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Waiver, Design Review, Zone Change and Vacation applications.

### PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)  
ADDRESS: 500 S. Grand Central Pkwy., 4th Floor  
CITY: Las Vegas STATE: NV ZIP CODE: 89155  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

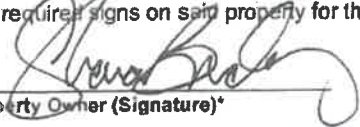
NAME: PN II, Inc.  
ADDRESS: 7255 S. Tenaya Way, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.804.7554 CELL \_\_\_\_\_ EMAIL: kendra.saffle@puttegroup.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.284.5300 CELL \_\_\_\_\_ EMAIL: lvproc@westwoodps.com

\*Correspondent will receive all project communication

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

  
Property Owner (Signature)\*

Shauna Bradley, Director, Clark County RPM  
Property Owner (Print)

12/30/2024  
Date

- |                              |                             |                             |                               |                             |                             |                             |
|------------------------------|-----------------------------|-----------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AL  | <input type="checkbox"/> AR | <input type="checkbox"/> E1 | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
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| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/>    | <input type="checkbox"/> SDR  | <input type="checkbox"/>    | <input type="checkbox"/>    | OTHER _____                 |

PROJECT # : WS/DR-25-0031

HEC MEETING 03/05/2025

TAB/CAC LOCATION SPRING VALLEY DATE 02/11/2025

NM  
1-9-25  
\$ 1300

January 8<sup>th</sup>, 2025

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

**Re: Pioneer Oquendo, a 55 Lot Residential Subdivision  
Justification Letter for Design Review and Waiver of Development Standards  
Westwood Project No. PUL2433-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II, Inc. respectfully submits this justification letter with an application for a Design Review and Waiver of Development Standards.

The project site associated with this request is two parcels that total approximately 7.03 gross acres and covers APNs 163-34-101-016, -022. This site is located in a portion of Section 34, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. Pioneer Oquendo 4B is approximately 2.41 gross acres and covers APN 163-34-101-016 with a gross density of 7.88 dwelling units/acre. Pioneer Oquendo 4C is approximately 4.62 gross acres and covers APNs 163-34-101-022 with a gross density of 7.79 dwelling units/ acre.

### Design Review

The proposed community is a residential subdivision with 55 single family homes on approximately 7.03 gross acres. The gross density will be approximately 7.82 du/ac. In this development, PN II, inc. will offer two product lines with the first product on parcel APN 163-34-101-016: Lots 1-36. PN II, Inc. will offer four different housing plans with three separate elevations per plan. These plans include three two-story plans and one three-story plan ranging from 2,255 square feet to 3,074 square feet.

The second product line will be offered on parcel APN 163-34-101-022: Lots 1-19. This product line offers six housing plans with three elevations per plan. These plans include three two-story plans, and three three-story plans ranging from 1,866 square feet to 3,023 square feet. The target buyer being established families and next gen upgraded home buyers.

### Waiver of Development Standards

#### **1. Uniform Standard Drawings Clark County Area – Dwg. No. 201 Minimum Back of Curb Radius**

Standard: CCAUSD Dwg. No. 201 Minimum Back of Curb Radius – 20-ft for 60' or less by 60' or less street width

Waiver Request: Allow the back of curb radius to be reduced to 15-ft in two locations

Justification:

This request is to allow the back of curb radius to be reduced to 15-ft on two locations within the project site Pioneer Oquendo 4B . This reduction is needed in order to maintain 12-ft from the curb return (BCR) to the edge of the driveway on Lots 2 and 11. Per a previous meeting with Clark County Public Works, this waiver is preferred over a waiver for the distance between the BCR and the driveway, and will pose no adverse impacts to the site and it's residents.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

A handwritten signature in black ink, appearing to read "Evan Alejandro". The signature is fluid and cursive, written over a white background.

Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services



**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-25-500004-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 19 lots and common lots on 2.41 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Pioneer Way, 330 feet north of Oquendo Road within Spring Valley. MN/nm/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-34-101-016

**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: 2.41
- Project Type: Single-family residential subdivision
- Number of Lots: 19
- Density (du/ac): 7.88
- Minimum/Maximum Lot Size (square feet): 3,375/5,793

**Project Description**

The parcel is a 2.41 acre lot located on the east side of Pioneer Way. The applicant is proposing to develop this parcel as a 19 lot detached single-family residential subdivision. Access to the subdivision is shown from Pioneer Way to the west via a 42 foot wide private street, which connects to a north-south private street that terminates as a cul-de-sac. All lots will be oriented toward and get access from the private streets. Also, a 4 foot wide sidewalk is shown on 1 side of the private streets.

**Surrounding Land Use**

|                            | <b>Planned Land Use Category</b>                    | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>  |
|----------------------------|---|----------------------------------|---------------------------|
| North, East, South, & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                            | Single-family residential |

### Related Applications

| Application Number | Request   |
|--------------------|---|
| ZC-25-0030         | A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.   |
| WS-25-0031         | A waiver of development standards and design review for a single-family residential development is a companion item on this agenda. |
| VS-25-0032         | A vacation and abandonment of rights-of-way is a companion item on this agenda.   |
| TM-25-500005       | A tentative map consisting of 36 single-family residential lots and common lots is a companion item on this agenda.                 |

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

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

##### Department of Aviation

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

##### Staff Recommendation

##### Approval

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

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

**Department of Aviation**

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

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0021-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:****APPROVALS:****PROTESTS:****APPLICANT: KENDRA SAFFLE****CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,  
SUITE 100, LAS VEGAS, NV 89118**







# Department of Comprehensive Planning Application Form

22

ASSESSOR PARCEL #(s): 163-34-101-016 & 163-34-101-022

PROPERTY ADDRESS/ CROSS STREETS: Pioneer Way / Oquendo Rd

### DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Waiver, Design Review, Zone Change and Vacation applications.

### PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)  
ADDRESS: 500 S. Grand Central Pkwy., 4th Floor  
CITY: Las Vegas STATE: NV ZIP CODE: 89155  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

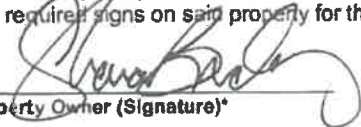
NAME: PN II, Inc.  
ADDRESS: 7255 S. Tenaya Way, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.804.7554 CELL \_\_\_\_\_ EMAIL: kendra.saffie@pullegroup.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.284.5300 CELL \_\_\_\_\_ EMAIL: lvproc@westwoodps.com

\*Correspondent will receive all project communication

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

  
Property Owner (Signature)\*

Shauna Bradley, Director, Clark County RPM  
Property Owner (Print)

12/30/2024  
Date

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

PROJECT # : TM-25-500004

BOC MEETING 03/05/2025

TAB/CAC LOCATION SPRING VALLEY DATE 02/11/2025

NU #  
1-9-25  
750



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

main (702) 284-5300

PUL2433-000

January 6, 2025

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

**SUBJECT: Tentative Map for Pioneer Oquendo 4B**

To Whom it May Concern:

On behalf of our client PN II, Inc. we respectfully request the Tentative Map to be heard at the Board of County Commissioners meeting concurrently with the Zone Change, Waiver of Development Standards, Design Review and Vacation. It is our understanding per Nevada Revised Statutes that Tentative Maps are required to have Commission actions within 45 days. However, PN II, Inc. would like the applications to go concurrent since they are companion items on the same site.

Sincerely,  
Westwood Professional Services

A handwritten signature in black ink that reads "Mariah Prunchak". The signature is fluid and cursive.

Mariah Prunchak  
Project Coordinator

03/05/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-25-500005-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 36 lots and common lots on 4.62 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Oquendo Road and the west side of Pioneer Way within Spring Valley. MN/nm/kh (For possible action)

RELATED INFORMATION:

**APN:**  
163-34-101-022

**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: 4.62
- Project Type: Single-family residential subdivision
- Number of Lots: 36
- Density (du/ac): 7.79
- Minimum/Maximum Lot Size (square feet): 3,307/5,425

Project Description

The parcel is a 4.62 acre lot located on the west side of Pioneer Way and the north side of Oquendo Road. The applicant is proposing to develop this parcel as a 36 lot detached single-family residential subdivision. Access to the subdivision is shown from Pioneer Way to the east via a 42 foot wide private street, which connects to 2 north-south private streets. All 3 private streets terminate as cul-de-sacs. All lots will be oriented toward and get access from the private streets. Also, a 4 foot wide sidewalk is shown on 1 side of the private streets.

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b>                                 | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                |
|--------------|--|----------------------------------|---|
| North & East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)              | RS3.3                            | Single-family residential               |
| West         | Neighborhood Commercial  | RS3.3                            | Single-family residential               |
| South        | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands | RS3.3 & RS20 (AE-60)             | Single-family residential & undeveloped |

### Related Applications

| Application Number | Request   |
|--------------------|---|
| ZC-25-0030         | A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.   |
| WS-25-0031         | A waiver of development standards and design review for a single-family residential development is a companion item on this agenda. |
| VS-25-0032         | A vacation and abandonment of rights-of-way is a companion item on this agenda.   |
| TM-25-500004       | A tentative map consisting of 19 single-family residential lots and common lots is a companion item on this agenda.                 |

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

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

##### Department of Aviation

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### **Building Department - Addressing**

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

### **Department of Aviation**

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

### **Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0021-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KENDRA SAFFLE**

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





# Department of Comprehensive Planning Application Form

23

ASSESSOR PARCEL #(s): 163-34-101-016 & 163-34-101-022

PROPERTY ADDRESS/ CROSS STREETS: Pioneer Way / Oquendo Rd

### DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Waiver, Design Review, Zone Change and Vacation applications.

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ADDRESS: 500 S. Grand Central Pkwy., 4th Floor  
CITY: Las Vegas STATE: NV ZIP CODE: 89155  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

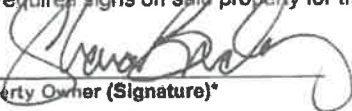
NAME: PN II, Inc.  
ADDRESS: 7255 S. Tenaya Way, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.804.7554 CELL \_\_\_\_\_ EMAIL: kendra.saffle@pulte.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.284.5300 CELL \_\_\_\_\_ EMAIL: lvproc@westwoodps.com

\*Correspondent will receive all project communication

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

  
Property Owner (Signature)\*

Shauna Bradley, Director, Clark County RPM  
Property Owner (Print)

12/30/2024  
Date

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| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/>    | <input type="checkbox"/> SDR  | <input type="checkbox"/>    | <input type="checkbox"/>    | OTHER _____                 |

PROJECT # : TM-25-500005

NM  
1-9-25  
750

NEXT MEETING 03/05/2025

TAB/CAC LOCATION SPRING VALLEY DATE 02/11/2025



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

main (702) 284-5300

PUL2433-000

January 6, 2025

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

**SUBJECT: Tentative Map for Pioneer Oquendo 4C**

To Whom it May Concern:

On behalf of our client PN II, Inc. we respectfully request the Tentative Map to be heard at the Board of County Commissioners meeting concurrently with the Zone Change, Waiver of Development Standards, Design Review and Vacation. It is our understanding per Nevada Revised Statutes that Tentative Maps are required to have Commission actions within 45 days. However, PN II, Inc. would like the applications to go concurrent since they are companion items on the same site.

Sincerely,  
Westwood Professional Services

A handwritten signature in black ink that reads "Mariah Prunchak". The signature is written in a cursive style.

Mariah Prunchak  
Project Coordinator



**PUBLIC HEARING**

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

**WC-25-400002 (UC-23-0362)-215 PROPERTY, LLC:**

**WAIVER OF CONDITIONS** of a use permit requiring to add an additional row of trees per Figure 30.64-12 along the west property line in conjunction with a vehicle sales, vehicle wash, and vehicle maintenance facility on 8.6 acres in a CG (Commercial General) Zone and an IP (Industrial Park) Zone.

Generally located on the north side of Rafael Rivera Way, 350 feet west of Warbonnet Way within Spring Valley. MN/nai/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-04-501-012; 176-04-501-025

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE  
SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8056 Rafael Rivera Way
- Site Acreage: 16 (entire site)/2.4 (portion)
- Project Type: Vehicle sales, vehicle maintenance, and vehicle wash
- Building Height (feet): 40
- Square Feet: 59,306
- Parking Required/Provided: 145/502 (366 display vehicles)

**History, Site Plan, & Request**

On August 2023, the Board of County Commissioners approved UC-23-0362 for a vehicle sales, vehicle wash, and vehicle maintenance facility with reduced separation to a residential use to the west. The approved plans depict the dealership will consist of vehicle sales, service, and a carwash tunnel on APN 176-04-501-012. APN 176-04-501-025 located to the north of the building is for vehicle display only. The condition of approval imposed by UC-23-0362 required an additional row of trees per Figure 30.64-12 along the west property line, adjacent to an existing multi-family residential development. The applicant is now requesting to waive the condition and plant 1 row of semi-evergreen trees, instead of 2 rows of evergreen trees.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0362:

#### Comprehensive Planning

- Add an additional row of trees per Figure 30.64-12 along the west property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; 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 drainage study PW22-20177;
- 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;
- Comply with approved traffic study PW23-12552;
- Full off-site improvements;
- Right-of-way dedication to include 11 feet for Rafael Rivera Way;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage Road improvement project.
- 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.

#### Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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

- 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 #0229-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Applicant's Justification

The applicant wants to remove the first condition listed under the Notice of Final Action for UC-23-0362. The condition states that an additional row of trees per Figure 30.64-12 along the west property line needs to be added. The applicant is stating that a single row of Cathedral Oak trees will be planted every 20 feet along the west property line. At mature growth these trees will have a canopy size of 25 feet, which provides sufficient screening. Also, the applicant is stating that the drainage swale is located within the same landscaping area, which limits the location for another row of trees to be planted. Lastly, the single row of trees is already close to the masonry

screen wall, which overtime could cause water damage and affect the foot bearing of the wall due to saturation and root up-lift.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date           |
|--------------------|--|-----------------|----------------|
| SDR-24-0546        | Allowed 2 freestanding signs where only 1 is permissible, increased freestanding sign area, and increased the area of an electronic message unit static sign | Approved by BCC | January 2025   |
| UC-23-0362         | Use permit and design review for vehicle sales facility, vehicle maintenance facility, and vehicle wash facility   | Approved by BCC | August 2023    |
| VS-22-0562         | Vacated and abandoned patent easements   | Approved by BCC | November 2022  |
| TM-22-500191       | Commercial subdivision   | Approved by BCC | November 2022  |
| WS-0069-16         | Increased area for an animated sign  | Approved by BCC | March 2016     |
| WS-0856-15         | Increased the height and size of 2 freestanding signs  | Approved by BCC | February 2016  |
| WS-0707-15         | Comprehensive sign package for an approved vehicle sales, maintenance, and wash facility (automobile)  | Approved by BCC | December 2015  |
| UC-0144-15         | Vehicle sales, maintenance, and wash facility (automobile)   | Approved by BCC | April 2015     |
| UC-0625-14         | Vehicle sales and maintenance facility on the south half of the site and reduced the separation of a vehicle maintenance facility from a residential use     | Approved by BCC | August 2014    |
| NZC-0126-08        | Reclassified the north half of the site from M-D to R-4 zoning - expired   | Approved by BCC | September 2008 |
| ZC-1116-05         | Reclassified the south half of the site to C-2 zoning for a future commercial development  | Approved by BCC | August 2005    |
| ZC-1234-99         | Reclassified the north half of the site to M-D zoning  | Approved by BCC | December 1999  |

**Surrounding Land Use**

|       | Planned Land Use Category                           | Zoning District (Overlay) | Existing Land Use         |
|-------|---|---------------------------|---------------------------|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3                     | Single-family residential |
| South | Business Employment                                 | CG                        | CC 215 & undeveloped      |
| East  | Business Employment                                 | CG & IP                   | Vehicles sales            |
| West  | Corridor Mixed-Use                                  | RM32                      | Multi-family residential  |

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

The applicant is providing a 10 foot landscape buffer with a single row of semi-evergreen trees planted every 20 feet where the condition is requiring double row of evergreen trees every 10 feet. Typically, staff does not support the conditions that were previously imposed if there is no mitigations. In this case, the condition was imposed to mitigation the possible impacts by the proposed vehicle sales, vehicle wash, and vehicle maintenance facility on the existing multi-family residential development to the west. The applicant has not provided any alternatives to meet the intent of the condition. Staff finds that the design could be altered to accommodate extra landscaping. For instance, the driveway length and parking stalls could be redesigned to widen the landscape area to fit the required landscaping. Also, if the project was proposed today, per today's Code the site would be subject to buffering and screening requirements per Title 30 Section 30.04.02 which requires a double row of evergreen trees each row planted off-set from one another and in each row, trees would need to be planted 20 feet apart on center within a 15 feet wide landscape strip. Therefore, current Code would require the same number of evergreen trees as the condition initially required; however, the landscape buffer would be wider. Therefore, staff cannot support this request.

#### **Staff Recommendation**

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:**

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

If approved:

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT:** JOHN MAHONEY  
**CONTACT:** GARRY BRINKLEY, JOHN MAHONEY ARCHITECT, 850 W. ELLIOT  
ROAD #108, TEMPE, AZ 85284

DRAFT





# Department of Comprehensive Planning Application Form

24

ASSESSOR PARCEL #(s): 176-04-501-025

PROPERTY ADDRESS/ CROSS STREETS: 8056 Rafael Rivera Way

### DETAILED SUMMARY PROJECT DESCRIPTION

to keep a single row of 24" box trees planted at 20' o.c. along the west property line

### PROPERTY OWNER INFORMATION

NAME: Nevada Auto Real Estate Investments LLC

ADDRESS: 4335 Wagon Trail Ave

CITY: Las Vegas

TELEPHONE: 702-755-0059 CELL 602-619-5885 STATE: NV ZIP CODE: 89118

EMAIL: jgrant7234@aol.com

### APPLICANT INFORMATION (must match online record)

NAME: John Mahoney Architec

ADDRESS: 850 W. Elliot Rd, #108

CITY: Tempe

TELEPHONE: 480 345 8457 CELL \_\_\_\_\_ STATE: AZ ZIP CODE: 85284 REF CONTACT ID # \_\_\_\_\_

EMAIL: john@mahoneyarch.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Garry Brinkley

ADDRESS: 850 W. Elliot Rd, #108

CITY: Tempe

TELEPHONE: 480 345 8457 CELL 480 203 0734 STATE: AZ ZIP CODE: 85284 REF CONTACT ID # \_\_\_\_\_

EMAIL: garry@mahoneyarch.com

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

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

Property Owner (Signature)\*

John Grant  
Property Owner (Print)

12/12/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WC-25-400002

ACCEPTED BY NAT

PC MEETING DATE \_\_\_\_\_

DATE 1/6/2025

BCC MEETING DATE 3/5/2025

FEES \$1,00.00

TAB/CAC LOCATION Spring Valley

DATE 2/11/2025



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-04-5010012

PROPERTY ADDRESS/ CROSS STREETS: 8056 Rafael Rivera Way

**DETAILED SUMMARY PROJECT DESCRIPTION**

to keep a single row of 24" box trees planted at 20' o.c. along the west property line.

**PROPERTY OWNER INFORMATION**

NAME: 215 Property LLC

ADDRESS: 4335 Wagon Trail Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-755-0059

CELL 602-619-5885

EMAIL: jgrant7234@aol.com

**APPLICANT INFORMATION (must match online record)**

NAME: John Mahoney Architec

ADDRESS: 850 w. Elliot Rd. #108

CITY: Tempe

STATE: AZ

ZIP CODE: 85284

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 480 345 8457

CELL \_\_\_\_\_

EMAIL: john@mahoneyarch.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Garry Brinkley

ADDRESS: 850 w. Elliot Rd. #108

CITY: Tempe

STATE: AZ

ZIP CODE: 85284

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 480 345 8457

CELL 480 203 0734

EMAIL: garry@mahoneyarch.com

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

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

[Signature]  
Property Owner (Signature)\*

John Grant  
Property Owner (Print)

12/12/24  
Date

**DEPARTMENT USE ONLY:**

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

APPLICATION # (s) WG25-400002

PC MEETING DATE \_\_\_\_\_

BCC MEETING DATE 3/5/2025

TAB/CAC LOCATION Spring Valley

ACCEPTED BY NAT

DATE 1/16/2025

FEE \$ 1,100.00

DATE 2/11/2025



**PUBLIC HEARING**

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

**WS-25-0004-SPRING MOUNTAIN, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify residential adjacency standards; 2) allow modified driveway design standards; and 3) allow modified street standards.

**DESIGN REVIEW** for retail and restaurant development on 1.83 acres in a CG (Commercial General) Zone.

Generally located on the north side of Spring Mountain Road and the east side of Lindell Road within Spring Valley. JJ/tr/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

163-13-503-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow the tallest and largest structures to not be located within the core of the site per Section 30.04.06G.
2.
  - a. Reduce throat depth to 25 feet for a driveway along Spring Mountain Road where 75 feet is required per Uniform Standard Drawing 222.1 (a 67% reduction).
  - b. Reduce throat depth to 20 feet for a driveway on Lindell Road where 75 feet is required per Uniform Standard Drawing 222.1 (a 73.3% reduction).
3.
  - a. Reduce approach distance to the intersection of Spring Mountain Road and Lindell Road to 112 feet on Spring Mountain Road where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 25.3% reduction).
  - b. Reduce departure distance from the intersection of Spring Mountain Road and Lindell Road to 123 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 35.3% reduction).

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5488 Spring Mountain Road
- Site Acreage: 1.83
- Project Type: Retail and restaurants
- Number of Stories: 1 (existing and proposed)

- Building Height (feet): 31 feet, 5 inches (proposed)/21 feet (existing)
- Square Feet: 3,990 (existing), 15,000 (proposed)
- Parking Required/Provided: 110/92
- Sustainability Required/Provided: 7/9.5

### Site Plan

The plan depicts a 1.83 acre site located on the northeast corner of Spring Mountain Road and Lindell Road. The plan depicts an existing building located on the southwest portion of the site. The existing building, which is a casino with a tavern, is 3,990 square feet and approximately 21 feet in height. The existing building is also set back 79 feet from the front (south) property line, and 19 feet from the side street (west) property line. The plan also depicts a proposed building located along the east and north sides of the site. The building is proposed to be set back 4.5 feet from the side (east) property line, 10 feet from the front (south) property line, and a minimum of 19 feet from the north property line. The intended use of the building is a mix of 10,500 square feet of restaurant space and 4,500 square feet of retail space.

The existing driveways from Spring Mountain Road and Lindell Road are both proposed to be replaced with curb return driveways and widened to 39 feet to provide access to the site. Existing parking areas to the south and east of the existing building are proposed to be modified to current standards and will be expanded to the north and east. A total of 92 parking spaces are proposed on the site where 110 parking spaces are required based on the current use and the mix of retail and restaurant spaces intended for the proposed building. A parking demand study prepared by a traffic engineer to support the reduced parking was provided by the applicant; therefore, a waiver of development standards is not required. Two accessible parking spaces are indicated on the south side of the existing building, while 3 additional accessible spaces are located adjacent to the proposed building. A loading space is located near the northwest corner of the proposed building. Two trash and recycling containers are proposed in an enclosure located north of the existing building. Bicycle parking is provided near the southern end of the proposed building. Pedestrian circulation is provided throughout the site extending from the public sidewalk including the use of pedestrian crosswalks with pavers at the driveways. An 8 foot tall decorative screen wall with a 15 foot wide landscape buffer is proposed along the length of the north property line to buffer the adjacent multi-family development.

### Landscaping

The plan indicates street landscaping, parking area landscaping, and a landscape buffer along the north side of the property is being provided. There are existing attached sidewalks along both Spring Mountain Road and Lindell Road along the property frontage. The landscape strip behind the sidewalk on both streets is a minimum of 10 feet in width. The street landscaping consists of a mix of large, medium, and small trees spaced apart at 30 feet, 20 feet, and 10 feet, on-center, respectively. Within the parking lot there are a mix of large and medium trees provided in the landscape islands and at the ends of the parking rows per the minimum requirements, with 1 exception. The applicant has provided an alternative landscape plan to eliminate 1 landscape island within the parking area in front of the existing building. A large tree that would have been located within the island is instead located within a planter on the north side of the existing building adjacent to a parking area. A landscape buffer is provided along the north side of the property where it abuts a multi-family development. The buffer

includes 2 alternating rows of evergreen trees planted 20 feet apart on center in each row and offset.

Elevations

The proposed building has a maximum height of 31 feet 5 inches to the top of the highest parapet. The building materials consist of stucco EIFS finishes with contrasting and complimentary colors as well as tile, perforated metal panels, store front doors and, low-e windows. Metal panels and overhangs are depicted over all storefronts, windows, and building entrances which extend between 3 feet 2 inches and 6 feet 3 inches from the face of the building.

Floor Plans

The plans indicate a single 15,000 square foot building with 11 units ranging in size from 1,048 square feet to 1,870 square feet. Each unit is a shell with no floor plan details. All unit entrances are located along the south and west sides of the building with additional doors for each unit located along the north and east sides of the building.

Applicant's Justification

The applicant is planning to develop a commercial plaza with a mix retail and restaurant uses on a property where there is an existing casino on the southwest corner of the lot. The applicant states that all tenants and guests will share all the existing and new parking spaces. The applicant states that waivers for throat depth and reduced departure and approach distances are requested for existing driveways which are proposed to be reconstructed with curb returns. A waiver to allow the largest building not to be in the core of the site is requested by the applicant because there is an existing building on the site and 80 percent of the new building will border an existing commercial development. The applicant states the alternative landscape plan is intended to maintain the existing storefront landscape design with low bushes and will instead relocate the required tree to a planter on the north side of the building. Finally, the applicant states they have provided a parking demand study to reduce the parking requirements and that a site survey indicated the existing casino did not have much parking demand.

Prior Land Use Requests

| Application Number | Request  | Action          | Date           |
|--------------------|--|-----------------|----------------|
| ADR-22-900569      | Exterior facade remodel/site improvements of a tavern  | Approved by ZA  | September 2022 |
| WS-18-0997         | Waivers and design review for retail buildings, reduced parking and street and parking lot landscape | Approved by PC  | April 2019     |
| VS-0627-16         | Vacated and abandoned patent easement  | Approved by PC  | October 2016   |
| ZC-020-76          | Reclassified from R-E to C-2 zoning for an existing cocktail lounge and liquor store                 | Approved by BCC | April 1976     |

### Surrounding Land Use

|       | Planned Land Use Category             | Zoning District (Overlay) | Existing Land Use        |
|-------|---------------------------------------|---------------------------|--------------------------|
| North | Compact Neighborhood (up to 18 du/ac) | RM18                      | Multi-family development |
| South | Neighborhood Commercial               | CG                        | Undeveloped              |
| East  | Corridor Mixed-Use                    | CG                        | Retail & restaurant uses |
| West  | Neighborhood Commercial               | CG                        | Retail uses              |

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

The residential adjacency requirements state that the largest structure in multi-building developments must be in the core of the site. In this case the largest structure on the site will be the new building at 15,000 square feet located along the north and east sides of the property. This would place the building closest to the abutting multi-family development to the north. The existing building is just under 4,000 square feet and located near the southwest corner of the site. However, in this case approximately 80 percent of the new building will abut an existing commercial development to the east leaving only about 20 percent of the building adjacent to the multi-family property. The building will also be set back approximately 19 feet from the property line which is more than the minimum requirement of 15 feet to accommodate the required landscape buffer. Finally, the tallest part of the proposed building which is over 31 feet in height will not border the multi-family area. The north side of the building will only be 24 feet in height. Therefore, staff can support this request.

##### Design Review

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

Building materials include the use of stucco, tile, glass storefronts, perforated metal panels, and metal overhangs. The building facades feature painted wall reveals, changes in surface colors and materials with roofline variations of 3 feet to 4 feet 5 inches. All customer entrances face the streets. Canopies more than 3 feet in width are provided above the building entrances and all windows. Pedestrian connectivity is provided between the public sidewalk along Spring Mountain Road and all building entrances with crosswalks and pavers across the driveways. A trash enclosure is located north of the existing building. The building design and architectural features are not unsightly or undesirable. Site access and circulation will not impact any other properties. The design of the parking areas, including loading areas, as well as the landscaping is generally in accordance with the Code requirements. Based on this information, staff can support the design review.

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

#### Waiver of Development Standards #2a & #2b

Although the throat depth at each commercial driveway along Spring Mountain Road and Lindell Road does not comply with the minimum standard, the applicant worked with staff to remove parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Therefore, staff has no objection to this request.

#### Waiver of Development Standards #3a

Staff has no objection to the reduction in the approach distance for the Spring Mountain Road commercial driveway. The applicant placed the driveway as far east as the site will allow.

#### Waiver of Development Standards #3b

Staff has no objection to the reduction in departure distance for the Lindell Road commercial driveway. The applicant placed the driveway as far north as possible with the constraints caused by existing power poles in the area.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the extension of time may be denied if the project has not commenced or

there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Spring Mountain Road improvement project;
- 90 days to record said separate document for the Spring Mountain Road improvement project.
- Applicant is advised that off-site improvement permits may be required.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0404-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: SPRING MOUNTAIN, LLC  
CONTACT: IZ DESIGN STUDIO, 7229 W. SAHARA AVENUE, SUITE 120, LAS VEGAS,  
NV 89117**



# Department of Comprehensive Planning Application Form

25

ASSESSOR PARCEL #(s): 163-13-503-002

PROPERTY ADDRESS/ CROSS STREETS: 5488 SPRING MOUNTAIN RD/ S LINDELL RD

### DETAILED SUMMARY PROJECT DESCRIPTION

Site and building development on a partially developed parcel with an existing Jackpot Joanie's Casino. Scope include one 15,000 SF new building for the retail and restaurant use, and its associated parking lot and landscape design.

### PROPERTY OWNER INFORMATION

NAME: DIAMOND SPRINGS MOUNTAIN PLAZA L L C  
ADDRESS: 5488 SPRING MOUNTAIN RD  
CITY: Las Vegas STATE: NV ZIP CODE: 89146  
TELEPHONE: \_\_\_\_\_ CELL 5594693180 EMAIL: au2538@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: DIAMOND SPRINGS MOUNTAIN PLAZA L L C  
ADDRESS: 5488 SPRING MOUNTAIN RD  
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-441-0026 CELL 5594693180 EMAIL: au2538@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: IZ design studio  
ADDRESS: 7229 W Sahara Ave #120  
CITY: Las Vegas STATE: NV ZIP CODE: 89117 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-441-0026 CELL 7023723833 EMAIL: planreviews@izdesignstudio.com

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

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

[Signature] Property Owner (Signature)      Jenny Au Property Owner (Print)      11-4-2024 Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-25-0004 ACCEPTED BY RR  
PC MEETING DATE \_\_\_\_\_ DATE 1-6-25  
BCC MEETING DATE 3-5-25 FEE \$ 1300.00  
TAB/CAC LOCATION SPRING VALLEY DATE 2-11-25

**December 10, 2024**

Attn: Planner, Clark County Planning

Re: Diamond Spring Mountain Plaza – Design Review, Use Permit, and Waivers of  
Development Standards  
APN: 163-13-503-002  
Application #: APR 23-101675

To Whom It May Concern:

**Overview**

We are applying for Comprehensive planning review for Diamond Spring Mountain Plaza, a commercial plaza, located at Spring Mountain Road and Lindell Road. We are submitting drawings and documents that are required by the planning department for Design Review, Use Permit, and Waiver review. Current Zoning classification is Commercial General (CG), and Planned Land Use is Corridor Mixed- Use (CM). The new building's square footage will be 15,000 SF. We are proposing 3,000SF retail and 12,000SF restaurant for the parking calculation. There is an existing Casino building and parking development at the southwest corner of the lot. All tenants and guests will share all the existing and new parking spaces.

**Buffers**

Our proposed site design will meet the buffer and setback requirements. Buffering the residential development to the north, there is an existing 6' CMU Buffer wall that we will extend the CMU 2' to meet 8' tall decorative screen wall requirement per 30.04.02.

**Utility**

There are no existing utilities that we know will be affected by our design.

**Waivers of Development Standards**

1. We are requesting a waiver for the required 75' throat depth at the existing Spring Mountain driveway. We have increased the existing driveway width to 39' from face of curb to face of curb with the throat depth to 16'-5" and 25' feet where zero throat depth currently exists. In addition, the existing driveway opening is 112'-10" away from the approach side of the intersection where 150 feet is required.
2. We are also requesting a waiver for the required 75' throat depth driveway on Lindell Road. The existing driveway is a pan style driveway, and we are proposing to be replaced with the preferred curb return driveway. The new proposed driveway throat depth is 8 feet and 20 feet where 75 feet is required. In addition, the driveway opening is 123'-8" away from the intersection where 190 feet is required. If we move the driveway farther north, it will be conflict with an existing power pole.
3. In addition, per 30.04.06.G.3i, the building adjacent to residential development shall be lower than the core building of our new development. We would like to apply for a waiver for this requirement. The core/casino building was built 5 decades ago. The

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average new commercial building is about 25' and up. Only about 20% of our new building is directly adjacent to the residential development. 80% of the buildings are border with commercial development. The existing Casino building is currently 24' tall. The majority of our building walls are about 24' with a small proportion of the walls are 31'-5", which are not border with the residential development.

4. Finally, we would like to request a waiver for the detached sidewalk from Public Work review. Due to the existing sidewalk system on Spring Mountain Road are attached sidewalk. We are hoping to maintain existing, so we don't have switch back when people walk by our property.

#### Design Review

**Alternative Landscape Design:** The existing tenant for the casino would like to maintain the existing storefront landscape design, which consists of 4' low tree bush strip at both sides of the door. We are proposing an additional 6'-8" planter strip (442sf) with large trees and existing flower bushes (56") at the north of the existing building as an alternative to add a 6' landscape island (120sf) between existing parking spaces.

**Alternative Parking Design per 30.04.04.F.2.:** The Parking Demand Study is prepared by a traffic engineer. We are proposing parking spaces for a 3,000SF retail, 12,000SF building requirements and an existing casino building. We are submitting a Parking Demand Study to justify for a total of 98 parking spaces. As the result of the site survey, the existing Casino doesn't have much parking demand during the 12 hours observation. Please see attached Parking Demand Study by Ted Egerton with Lochsa Engineering.

Thank you for your time in reviewing our proposed application. Please reach out to me via email: [ifang@izdesignstudio.com](mailto:ifang@izdesignstudio.com) or phone: 702-441-0026, if there are any questions or concerns regarding our application.

Sincerely,



I-Fang Broyles, AIA, LEED AP bd+c, Principal

IZ design studio

Civil  
Flood Control  
Structural  
Surveying  
Traffic



November 18, 2024

Ms. I-Fang Broyles  
Principal  
IZ Design Studio  
7229 W. Sahara Avenue Suite 120  
Las Vegas, NV 89117

Subject: Parking Analysis for Diamond Springs Mountain Plaza  
Lochsa Engineering No. 221034.00

Dear Ms. Broyles,

As requested, Lochsa Engineering has reviewed the proposed site plan for proposed Diamond Springs Mountain Plaza located at 5488 Spring Mountain Road within Clark County, Nevada. The site currently consists of a 3,990 square foot tavern. The proposed improvements to the site include the construction of a 15,000 square foot building which will consist of 12,000 square feet of restaurant space and 3,000 feet dedicated to retail sales.

Per Title 30, the parking rates are as follows:

| <u>Land Use</u> | <u>Parking Rate</u>   | <u>Independent Variable</u> | <u>Parking Required</u>   |
|-----------------|-----------------------|-----------------------------|---------------------------|
| Tavern          | 1.0 stall per 150 sf  | 3990 sf                     | 26.6                      |
| Restaurant      | 1.0 stall per 150 sf  | 12,000 sf                   | 80.0                      |
| Retail          | 1.0 stalls per 350 sf | 3,000 sf                    | 8.6                       |
|                 |                       | <b>TOTAL</b>                | <b>116 stalls (115.2)</b> |

Per Section 30.04.04 F.7, parking may be reduced by ten percent (10%) if the parking lot is retrofitted to meet the standards of 30.0401. This project meets this criterion. This would yield a parking requirement of 105 stalls ( $0.90 * 116 = 104.4$ ).

Referring to the project's site plan, 98 parking stalls are being proposed by the project. Due to this, a parking waiver will be required for the project.

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