



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

February 22, 2022

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at 702) 371-7991 or chaves70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>.

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

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

County Liaison(s): Mike Shannon 702-455-8338 mds@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

- III. Approval of Minutes for February 8, 2022. (For possible action)
- IV. Approval of the Agenda for February 22, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

Public comments regarding Short Term Rentals can be made at the following dedicated email inbox STRComment@ClarkCountyNV.gov

For notification of events, ordinances and other County related items please sign up for notifications at https://www.clarkcountynv.gov/government/departments/public_communications/newsletters/subscribe_unsubscribe.php

VI. Planning and Zoning

- 1. **UC-22-0022-PIONEER SQUARE LLC:**
USE PERMIT for the following: **1)** on-premises consumption of alcohol (service bar); and **2)** hookah lounge in conjunction with an existing shopping center on a portion of 1.8 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Decatur Boulevard and Pioneer Avenue within Spring Valley. JJ/jgh/jo (For possible action) **03/15/22 PC**
- 2. **UC-22-0027-LLV SPRING MOUNTAIN, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant on a portion of 7.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Spring Mountain Road and the west side of Duneville Street within Spring Valley. JJ/jor/jo (For possible action) **03/15/22 PC**
- 3. **ZC-22-0003-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 14.7 acres from a P-F (Public Facilities) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for intersection off-sets.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the south side of Russell Road and the north side of Oquendo Road, 950 feet east of Durango Drive within Spring Valley (description on file). MN/nr/jo (For possible action) **03/16/22 BCC**
- 4. **VS-22-0004-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road and a portion of a right-of-way being Russell Road located between Durango Drive and Tomsik Street (alignment) within Spring Valley (description on file). MN/nr/jo (For possible action) **03/16/22 BCC**

5. **TM-22-500002-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 117 lots and common lots on 14.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Russell Road and the north side of Oquendo Road, 950 feet east of Durango Drive within Spring Valley. MN/nr/jo (For possible action) **03/16/22 BCC**

6. **ZC-22-0025-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 13.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEW for a single family residential development. Generally located on the southeast corner of Quail Avenue and Cimarron Road within Spring Valley (description on file). MN/al/jo (For possible action) **03/16/22 BCC**

7. **VS-22-0026-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Cimarron Road and Warbonnet Way within Spring Valley (description on file). MN/al/jo (For possible action) **03/16/22 BCC**

8. **TM-22-500015-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 111 residential lots and common lots on 13.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Quail Avenue and Cimarron Road within Spring Valley. MN/al/jo (For possible action) **03/16/22 BCC**

9. **ZC-22-0046-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 8.7 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce intersection off-set on Peace Way; **2)** reduce intersection off-set on Naples Drive; **3)** reduce intersection off-set on Campbell Road; **4)** reduce the right-of-way width of Naples Drive; and **5)** reduce landscape width along a collector street.
DESIGN REVIEWS for the following: **1)** single family residential; **2)** hammerhead turnarounds; and **3)** finished grade. Generally located on the south side of Peace Way, 636 feet west of Lone Mesa Drive within Spring Valley (description on file). JJ/jvm/jo (For possible action) **03/16/22 BCC**

10. **VS-22-0047-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Peace Way and Scallop Reef Avenue and between Lone Mesa Drive and CC 215 and a portion of right-of-way being Naples Drive between Lone Mesa Drive and CC 215 within Spring Valley (description on file). JJ/jvm/jo (For possible action) **03/16/22 BCC**

11. **TM-22-500021-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 69 lots and common lots on 8.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Peace Way, 636 feet west of Lone Mesa Drive within Spring Valley. JJ/jvm/jo (For possible action) **03/16/22 BCC**

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: March 8, 2022.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
INSERT PRINCIPAL OFFICE OF PUBLIC BODY.
<https://notice.nv.gov>

03/15/22 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

PIONEER AVE/DECATUR BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0022-PIONEER SQUARE LLC:

USE PERMIT for the following: 1) on-premises consumption of alcohol (service bar); and 2) hookah lounge in conjunction with an existing shopping center on a portion of 1.8 acres in a C-1 (Local Business) Zone.

Generally located on the southwest corner of Decatur Boulevard and Pioneer Avenue within Spring Valley. JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:
163-13-502-004 ptn

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 3375 S. Decatur Blvd
- Site Acreage: 1.8 (portion)
- Project Type: Service bar and hookah lounge
- Number of Stories: 1
- Square Feet: 2,450 (lease space)
- Parking Required/Provided: 208/211 shopping center

Site Plan

The site is a shopping center consisting of 3 in-line buildings which are located on the northeast corner, the southeast corner, and the west side of the site. Access to the shopping center is provided from Decatur Boulevard and Pioneer Avenue. The hookah lounge and service bar in conjunction with a restaurant are in the western portion of the in-line building of the shopping center.

Landscaping

Existing landscape areas are located adjacent to the streets. No changes to the landscape area are proposed or required with this request.

Elevations

The existing building is 1 story with a flat roof behind a parapet wall, and the exterior of the building has a stucco finish painted in earth tone colors.

Floor Plans

The plans depict a restaurant with an area of 2,450 square feet. The eastern half of the lease space is the dining area. The western half of the lease space consists of a customer service counter, kitchen and food preparation area, office, and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this request is for a hookah lounge that will also serve sandwiches and snacks, as well as beer and wine. The applicant states that the hookah lounge is compatible with surrounding land uses and will not have an adverse effect on the adjacent businesses.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0490-17	Secondhand sales	Approved by PC	August 2017
UC-0324-10	Banquet facility	Approved by PC	September 2010
UC-1826-05	Supper club within the shopping center	Approved by PC	January 2006
UC-0397-01	Secondhand sales, Suite 8 - expired	Approved by PC	May 2001
ZC-0990-95	Reclassified 3.7 acres from R-E to C-1 zoning on the northern parcel for a shopping center	Approved by BCC	July 1995
ZC-161-91	Reclassified 1.8 acres from R-E to C-1 zoning on the southern parcel for a shopping center	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	C-1	Auto leasing, sales, & smog check
South	Corridor Mixed-Use	C-2	Automobile repair facility
East	Corridor Mixed-Use	C-2	Place of worship, retail & automobile sales
West	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The request is to allow a hookah lounge and service bar in conjunction with a restaurant. Service bars have been approved at several locations throughout the County, and this type of use has typically not had adverse effects on adjacent properties. The closest residential use is a multiple family residential development located 200 feet to the west and is screened by an existing in-line commercial building within the shopping center. A supper club was previously approved within the shopping center, which was closer to the existing residential development to the west, with no reported problems. Staff finds the proposed uses are compatible with existing uses in the area and will not have an adverse effect on adjacent properties.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TEMESGEN TEFATSION

CONTACT: TEMESGEN TEFATSION, LAS VEGAS, 5415 W. HARMON AVE, UNIT 1021, LAS VEGAS, NV 89103

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0017</u> DATE FILED: <u>1/19/2022</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>2/22/22</u> PC MEETING DATE: <u>3/15/22</u> <u>6:00PM</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>PAUL W Roberts / Pioneer Square LLC</u> ADDRESS: <u>6450 Spring Mountain Rd STE 12</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-222-1905</u> CELL: <u>702-682-8788</u> E-MAIL: <u>PWR2317@AOL.COM</u>
	APPLICANT NAME: <u>Temesgen Tesfatsion</u> ADDRESS: <u>5415 W Harmon Ave #1021</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-538-6855</u> CELL: <u>702-538-6855</u> E-MAIL: <u>GlowVegasLV@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-13-502-004
 PROPERTY ADDRESS and/or CROSS STREETS: 3375 S. Decatur Blvd #24 Las Vegas NV 89102
 PROJECT DESCRIPTION: Glow Hookah Lounge. Serving Beer & Wine.

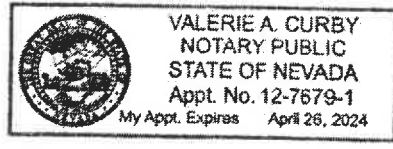
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)* [Signature] Property Owner (Print) PAUL ROBERTS

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 2, 2021 (DATE)

By Paul Roberts
 NOTARY PUBLIC: Valerie A. Curby



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

11-22-2022

Clark County
Current Planning Department
Las Vegas, Nevada

To Whom It May Concern:

I am writing to inform the planning department about my purpose for the special land use permit. I am requesting approval for my hookah lounge that will serve sandwiches and snacks, hot and cold drinks, beer and wine along with draft beer at my location 3375 S Decatur Blvd Unit 24 Las Vegas NV 89102. I am requesting both a hookah lounge and service bar for beer and wine license. The main purpose of opening my hookah lounge is to be able to provide a nice comfortable place where all customers are welcomed to come, enjoy Ethiopian style coffee ceremony, play board games and as well enjoy watching sports on large TVs and projectors. I would like to be able to bring this kind of business to the community where I can serve all kinds of customers with a luxury experience at an affordable price. Therefore, with respect we ask for your approval for this application.

Thank you for your time.

Sincerely

Temesgen Tefatsion

**PLANNER
COPY**

03/15/22 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

SPRING MOUNTAIN RD/DUNEVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0027-LLV SPRING MOUNTAIN, LLC:

USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant on a portion of 7.0 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Spring Mountain Road and the west side of Duneville Street within Spring Valley. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

163-13-103-001 through 163-13-103-003 163-13-103-007 ptn

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5808 Spring Mountain Road Suite 111
- Site Acreage: 7 (portion)
- Project Type: Service bar
- Number of Stories: 1
- Square Feet: 3,281 (lease space)
- Parking Required/Provided: 348/413

Site Plan

The site plan depicts an existing commercial complex which includes 3 separate buildings located on the north side of Spring Mountain Road, the west side of Duneville Street, the south side of Pioneer Avenue, and the east side of Red Rock Street. The majority of the first L-shaped building on the northwest corner of the complex is within APN 163-13-103-001, the second L-shaped building is primarily on the east/central portion of the complex within APN 163-13-103-002, the third building has a rectangular shape, is adjacent to Spring Mountain Road, and is located within 2 separate parcels, APN 163-13-103-007 (west half of the building) and APN 163-13-103-003 (east half of the building). The applicant's request is to operate a service bar in conjunction with an existing restaurant located within the southernmost building in the easternmost lease space (APN 163-13-103-003, Suite 111). Four hundred thirteen parking spaces are provided where 348 are required.

Landscaping

Landscaping exists throughout the site and is neither required nor a part of this request.

Elevations

Photographs show that the commercial buildings have exterior materials which have grey toned concrete tilt-up paneled walls, aluminum storefront door and window systems, a semi-decorative parapet roof, with square accents adjacent to the lease space wall signs.

Floor Plan

The floor plan shows the entry area, host station, dining room, restrooms, service areas, back of house areas, and kitchens.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the applicant would like to add a service bar element to the existing restaurant. Serving alcohol with meals will allow the applicant to expand their menu and appeal to the current and future customers.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0908	On-premises consumption of alcohol (service bar) in conjunction with an existing restaurant	Approved by PC	January 2019
UC-0626-17	On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant (Ramen Noodle)	Approved by PC	September 2017
UC-0716-15	On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant	Approved by PC	December 2015
ZC-1594-95	Reclassified the site from R-E zoning to C-1 zoning, use permit for a variety of office uses, trade school, and retail uses, and variance to allow warehouse space	Approved by BCC	December 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
South	Corridor Mixed-Use	C-1 & C-2	Shopping center & Restaurant pad site
East	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	R-E & C-1	Single family residential & Vehicle parts retail

	Planned Land Use Category	Zoning District	Existing Land Use
West	Ranch Estate Neighborhood (up to 2 du/ac) & Corridor Mixed-Use	R-E & C-2	Single family residential & Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the request for a service bar is a compatible use within the complex. Staff also determines that the service bar will not impact the surrounding properties in a negative manner; therefore, staff is in support of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MINH NGO

CONTACT: MINH NGO, 5808 SPRING MOUNTAIN RD, LAS VEGAS, NV 89146

DRAFT

PLANNER COPY

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LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p><input type="checkbox"/> CONFORMING (2C)</p> <p><input type="checkbox"/> NONCONFORMING (2CC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WDS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p><input type="checkbox"/> (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> AMENDATION REQUEST (AR)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p><input type="checkbox"/> (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p><input type="checkbox"/> (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-22-0027</u> DATE FILED: <u>1/19/22</u></p> <p>PLANNER ASSIGNED: <u>BP</u></p> <p>TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>Feb. 22, 2022</u></p> <p>PC MEETING DATE: <u>March 15, 2022</u></p> <p>BOC MEETING DATE: _____</p> <p>FEE: <u>675</u></p>
	PROPERTY OWNER	<p>NAME: <u>LLV SPRING MOUNTAIN, LLC</u></p> <p>ADDRESS: <u>3900 HOWARD HUGHES PKWY #150</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u></p> <p>TELEPHONE: <u>626-796-3811</u> CELL: <u>626-796-5811</u></p> <p>E-MAIL: <u>glcapitalgroup@gmail.com</u></p>
	APPLICANT	<p>NAME: <u>MIZAM NLD</u></p> <p>ADDRESS: <u>2559 STEYBURN AVENUE</u></p> <p>CITY: <u>HEADERSON</u> STATE: <u>NV</u> ZIP: <u>89044</u></p> <p>TELEPHONE: _____ CELL: <u>858-337-6634</u></p> <p>E-MAIL: <u>MIZAM102@yahoo.com</u> REF CONTACT ID #: _____</p>
	CONSPONSOR	<p>NAME: <u>MIZAM NLD</u></p> <p>ADDRESS: <u>2559 STEYBURN AVENUE</u></p> <p>CITY: <u>HEADERSON</u> STATE: <u>NV</u> ZIP: <u>89044</u></p> <p>TELEPHONE: _____ CELL: <u>858-337-6634</u></p> <p>E-MAIL: <u>MIZAM102@yahoo.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 163-13-103-001; -002; 003 & 163-13-103-007

PROPERTY ADDRESS and/or CROSS STREETS: 5808 SPECTER MOUNTAIN RD STE. 111

LAS VEGAS, NV 89146

PROJECT DESCRIPTION: ON-PREMISE CONSUMPTION OF ALCOHOL FOR A SERVICE BAR

I, We, the undersigned owner and any that if one, We and the owners of record on the Tax rolls of the property involved in this application, or you, are otherwise qualified to file 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 procedure and to accept any required signs on said property for the purpose of advising the public of the proposed application.

* [Signature] George Lou. for LLV Spring Mountain, LLC

Property Owner (Signature) Property Owner (Print)

STATE OF _____

COUNTY OF _____

APPROVED AND SIGNED BEFORE ME ON _____ 2022

By _____

NOTARY PUBLIC

See Attachment [Signature] 10/12/21

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

UC-22-0027

JUSTIFICATION LETTER

**Pho Gia Lynh
5808 Spring Mountain Road Ste. 111
Las Vegas, NV 89146
Parcel # 163 -13 -103 – 003**

I m applying for beer and wine license for the restaurant for the following reasons;

- 1. Provide fun and enjoyable atmosphere for the adult customers**
- 2. Generate more sales or the business**
- 3. To Compete with similar surrounding businesses**

***We are applying for a SPECIAL USE PERMIT for a SERVICE BAR within a C-1 zone commercial property.**

Business hours: Monday -Sunday 10am – 11pm

Carl Sygo,
president 11/10/2021

03/16/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RUSSELL RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0003-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 14.7 acres from a P-F (Public Facilities) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for intersection off-sets.

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

Generally located on the south side of Russell Road and the north side of Oquendo Road, 950 feet east of Durango Drive within Spring Valley (description on file). MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

163-33-101-004

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the intersection off-set to 110 feet on Russell Road where 125 feet is required per Section 30.52.052 (a 12% reduction).
- b. Reduce the intersection off-set to 108 feet on Oquendo Road where 125 feet is required per Section 30.52.052 (a 13.6% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade up to 50.5 inches (4.2 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 40.3% increase).

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.7
- Number of Lots/Units: 117
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,325/8,435

- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 25.8
- Square Feet: 2,052 to 2,300
- Open Space Provided (square feet): 9,116

Site Plans

The plans depict a 117 lot single family residential subdivision on 14.7 acres for a density of 8 units per acre. The minimum net lot size is 3,325 square feet and the maximum is 8,435 square feet. Within the development there are 48 foot wide public streets with 5 foot wide sidewalks on each side. The design includes 3 cul-du-sacs and a central open space parcel consisting of 9,116 square feet with a gathering area. The development has access from Russell Road and Oquendo Road. Increased finished grade is necessary throughout the site to fill in low areas in the topography, not to increase the elevation of the site.

Landscaping

Detached sidewalks with required landscaping are shown along Russell Road. A 6 foot wide landscape area is shown along Oquendo Road behind a 5 foot wide attached sidewalk. Street landscaping is located on the southwest side of Street F before cul-du-sac H, along a portion of the eastern side of Street D, along the southern side of cul-du-sac C, and the western side of Street A south of Russell Road. The plan includes 8,900 square feet of open space on the corner of Street E and Street F for residents.

Elevations

Three distinct elevation options are offered for each of the three, 2 story home floor plans. The maximum height of the models range up to 26 inches high. Exterior elements will include pitched tile roofs and stucco exteriors with stone veneer.

Floor Plan

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

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed increase in finished grade is needed to create positive drainage on the site. The requested waivers are due to the project's location between 2 major public roads. The applicant states that the proposed development is consistent with the area and existing neighborhoods.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Clark County Public Works drainage facility

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 20 du/ac)	R-2	Single family residential
East	Public Use & Mid-Intensity Suburban Neighborhood (up to 20 du/ac)	P-F & R-2	Undeveloped Clark County Public Works land & single family residential
West	Compact Neighborhood & Mid-Intensity Suburban Neighborhood (up to 20 du/ac)	R-3 & R-2	Multiple family residential & single family residential

Related Applications

Application Number	Request
VS-22-0004	A vacation and abandonment of an easement is a companion item on this agenda.
TM-22-500002	A tentative map for a 117 lot residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change & Design Review #1

The zone change conforms to the planned land use designation from the Master Plan. The proposed development is consistent and compatible with other residential developments in the area. The proposed 117 lot subdivision conforms to the development standards delineated in the R-2 zoning district and provides future residents open space. Since the application is consistent with the Master Plan and the surrounding area, staff can support the zone change and the design review.

Waiver of Development Standards

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

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in street intersection off-set for both the entry street on Oquendo Road and the street on Russell Road. With additional common elements adjacent to the entry streets, visibility will be improved for those entering the site.

Design Review #2

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

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:

Current Planning

- Resolution of intent to complete in 4 years;
- No permit shall be issued until the deed conveying ownership of the parcels to the applicant, AMH Development, LLC, or its successors or assigns, is recorded.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance agreement for non-standard improvements in the right-of-way.

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 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.

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 #0020-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: AMH DEVELOPMENT, LLC
CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

3

Application Number: ZC-22-0003

Property Owner or Subdivision Name: County of Clark (Aviation)

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 02/08/2022 **PC** _____ **BCC** 03/02/2022

Add this application to the: **TAB/CAC** 02/22/2022 **PC** _____ **BCC** 03/16/2022

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \$100 Revised Plans
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Hold 2 weeks for revised plans with review time.

Change initiated by: NR Date: 1/24/22

Change authorized by: JVM Date: 1/24/22

Change processed by: ds Date: 1/24/22

Follow up assigned to: NR Instructions: amend write up

Parcel Number(s): 163-33-101-004

Town Board(s): Spring Valley

3
APR-21-10/370



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-22-0003</u> DATE FILED: <u>1/4/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>2/8/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/2/22</u> FEE: <u>2200</u>
	PROPERTY OWNER NAME: <u>County of Clark (Aviation)</u> ADDRESS: <u>500 S. Grand Central Pkwy., 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>The WLB Group, INC</u> ADDRESS: <u>3663 E Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702.458.2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-33-101-004

PROPERTY ADDRESS and/or CROSS STREETS: W Russell Road & S Durango Drive

PROJECT DESCRIPTION: A single family residential development.

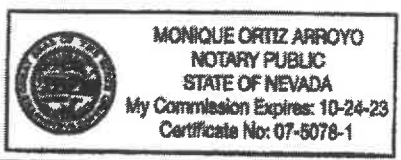
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON OCT. 26, 2021 (DATE)
 By LISA KREMER, Director

NOTARY PUBLIC: _____



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



**PLANNER
COPY**
22-22-003

December 30, 2021

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

**RE: Zone Change/Design Review/Waiver of Dev. Stds.
Justification Letter for Russell Tomsik (APN:163-33-101-004)**

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached Zone Change/Design Review/Waiver of Development Standards Application for the above referenced parcel number South of Russell Road and about a thousand feet (1,000) east of Durango Drive.

Project Description

The proposed development consists of a total of 117-lots located in a single-family detached development on a total of 14.7 acres with a density of 7.96 du/a. This development offers 2-story homes ranging in size from 2,052 square feet up to 2,300 square feet. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors, some elevations will feature partial stone exteriors. The buildings will be a maximum of 25'-9" in height. Each house will include a two-car garage and a two-car driveway.

Zone Change

We are respectfully requesting to rezone the parcels listed above from P-F to R-2. To allow for the construction of a 117-lot detached single-family development on approximately 14.7 acres. The current masterplan designation for the parcels is RS, the proposed R-2 zoning is a conforming use within this designation.

Design Review

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

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

This proposed development includes interior public streets that are 48' wide which includes 5' sidewalks on both sides of the street and allows for parking on both sides of the street as well. This development features two entrances one from Russell Road and one from Oquendo Road and is surrounded on three sides by existing single-family and multiple-family developments and to the north by an existing detention basin.

2. To increase the finished grade for a single-family residential development up to 50-1/2 inches (4.2' feet) where 36 inches (3' feet) is the standard allowed per section 30.32.040.



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

Waiver of Development Standards

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

1. To reduce the required offset for roadway intersections from 125' to 110' to allow the proposed development to be constructed with a 110' entry street (Russell Road).

This request is to allow a reduction in the required street intersection offset regarding a cross street that bisects two parallel public roads. The proposed 110' long road is an entry road to the development on the north and will require full stop traffic movements in both directions. Therefore, we feel this request would present a minimal effect to the traffic movements and would not impact public safety and could be supported by the County.

2. To reduce the required offset for roadway intersections from 125' to 106' to allow the proposed development to be constructed with a 106' entry street (Oquendo Road).

This request is to allow a reduction in the required street intersection offset regarding a cross street that bisects two parallel public roads. The proposed 106' long road is an entry road to the development on the south and will require full stop traffic movements in both directions. Therefore, we feel this request would present a minimal effect to the traffic movements and would not impact public safety and could be supported by the County.

Parking Analysis

Each house will provide the parking required by Title 30 with a two-car garage, a two-car driveway as well as additional parking being provided on the adjacent public streets, which allows parking on both sides of the street.

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

Sincerely,

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

Mark Bangan
Planning Department Manager

03/16/22 BCC AGENDA SHEET

41

EASEMENT & RIGHT-OF-WAY
(TITLE 30)

RUSSELL RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0004-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road and a portion of a right-of-way being Russell Road located between Durango Drive and Tomsik Street (alignment) within Spring Valley (description on file). MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

163-33-101-004

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD

BACKGROUND:

Project Description

The application is a request to vacate and abandon the following: 1) right-of-way; and 2) a drainage easement. The plans depict the vacation and abandonment of 5 feet of right-of-way along Russell Road on the north side of the site. The second part of the request is to vacate and abandon a drainage easement on the entire site that is no longer needed as part of the development of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Clark County Public Works drainage facility
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	P-F & R-2	Undeveloped Clark County Public Works land & single family residential
West	Compact Neighborhood & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3 & R-2	Multiple family residential & single family residential

Related Applications

Application Number	Request
ZC-22-0003	A reclassification of 14.7 acres from P-F to R-2 zoning with waivers and design reviews for a single family residential development is a companion item on this agenda.
TM-22-500002	A tentative map for a 117 lot 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 drainage easement and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

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

DRAFT



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

4

Application Number: VS-22-0004

Property Owner or Subdivision Name: County of Clark (Aviation)

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 02/08/2022 **PC** _____ **BCC** 03/02/2022

Add this application to the: **TAB/CAC** 02/22/2022 **PC** _____ **BCC** 03/16/2022

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Hold 2 weeks for revised plans with review time.

Change initiated by: NR Date: 1/24/22

Change authorized by: JVM Date: 1/24/22

Change processed by: ds Date: 1/24/22

Follow up assigned to: NR Instructions: amend write up

Parcel Number(s): 163-33-101-004

Town Board(s): Spring Valley

4 APR 21-10/3/22



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0004</u>	DATE FILED: <u>1/4/22</u>
		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>2/8/22</u>
		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>3/2/22</u>	
		FEE: <u>875</u>	

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


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

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

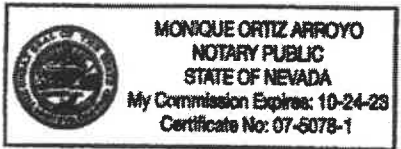
ASSESSOR'S PARCEL NUMBER(S): 163-33-101-004

PROPERTY ADDRESS and/or CROSS STREETS: W Russell Rd & S Durango Dr

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.


 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON Oct. 26, 2021 (DATE)
 By Lisa Kremer, Director
 NOTARY PUBLIC: _____

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



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



4

November 4, 2021

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

**PLANNER
COPY VS-22-0004**

**RE: Vacation Application – Justification Letter for Russell Tomsik
APN's: 163-33-101-004**

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached vacation of a slope easement and rights-of-ways in conjunction with a proposed single family residential development on the South of Russell Road and East of Durango Drive.

Vacation of Rights-Of-Ways

We are respectfully requesting to vacate a public 5.00' right-of-way located on APN 163-33-101-004. Excepting therefrom the proposed right-of-way for Russel Road and Oquendo Road.

Vacation of Drainage Easement

We are respectfully requesting to vacate a drainage easement located on APN 163-33-101-004 (OR:910116:00538).

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

Sincerely,

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

Mark Bangan
Planning Department Manager

5

03/16/22 BCC AGENDA SHEET

RUSSELL TOMSIK
(TITLE 30)

RUSSELL RD/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500002-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 117 lots and common lots on 14.7 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Russell Road and the north side of Oquendo Road, 950 feet east of Durango Drive within Spring Valley. MN/nr/fo (For possible action)

RELATED INFORMATION:

APN:
163-33-101-004

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.7
- Number of Lots/Units: 117
- Density (du/ac): 8
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- Project Type: Single family residential
- Open Space Provided (square feet): 9,116

The plans depict a 117 lot single family residential subdivision on 14.7 acres for a density of 8 units per acre. The minimum net lot size is 3,325 square feet and the maximum is 8,435 square feet. Within the development there are 48 foot wide streets with 5 foot wide public sidewalks on each side. The design includes 3 cul-du-sacs and a central open space parcel consisting of 9,116 square feet with a gathering area. The development has access from Russell Road and Oquendo Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Clark County Public Works drainage facility

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	P-F & R-2	Undeveloped Clark County Public Works land & single family residential
West	Compact Neighborhood & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3 & R-2	Multiple family residential & single family residential

Related Applications

Application Number	Request
ZC-22-0003	A reclassification of 14.7 acres from P-F to R-2 zoning with waivers and design reviews for a single family residential development is a companion item on this agenda.
VS-22-0004	A vacation and abandonment of an easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance agreement for non-standard improvements in the right-of-way.

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 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.

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 #0020-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: AMH DEVELOPMENT, LLC

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



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AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: TM-22-500002

Property Owner or Subdivision Name: County of Clark (Aviation)

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 02/08/2022 **PC** _____ **BCC** 03/02/2022

Add this application to the: **TAB/CAC** 02/22/2022 **PC** _____ **BCC** 03/16/2022

Change(s) to be made:

Held no date specific

Withdrawn

No change to meeting(s) _____

Amend Write-up

Renotify

Make a public hearing (Radius: _____)

Rescheduling

Other: _____

Additional fees – \$AMOUNT OF ADDITIONAL FEES: \$100 Revised Plans

Refund

80%

100% (please include justification for full refund below)

AMOUNT OF REFUNDS\$: _____

Reason for Change: Hold 2 weeks for revised plans with review time.

Change initiated by: NR Date: 1/24/22

Change authorized by: JVM Date: 1/24/22

Change processed by: ds Date: 1/24/22

Follow up assigned to: NR Instructions: amend write up

Parcel Number(s): 163-33-101-004

Town Board(s): Spring Valley

5

APR 21-101372



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500002</u>	DATE FILED: <u>1/4/22</u>
		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>2/8/22</u>
TENTATIVE MAP (TM)		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>3/2/22</u>	
		FEE: <u>750</u>	

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

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

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

ASSESSOR'S PARCEL NUMBER(S): 163-33-101-004

PROPERTY ADDRESS and/or CROSS STREETS: W Russell Rd & S Durango Dr

TENTATIVE MAP NAME: Russell Tomsik

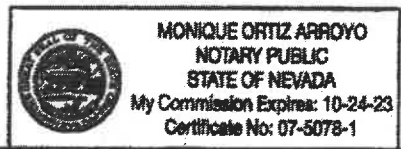
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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] Lisa Kremer, Dir. CC Real Property Management
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON OCT. 20, 2021 (DATE)
 By Lisa Kremer, Director

NOTARY PUBLIC: [Signature]



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



PLANNER COPY

TM-22-50000 2

October 7, 2021

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

RE: Tentative Map – Hold Letter

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group respectfully submits the attached Hold Letter for the submitted Tentative Map. This Tentative Map is being submitted concurrently with companion applications. Therefore, we request the Tentative Map be heard at the same meeting dates as the Design Review, Waiver of Development Standards and Vacation applications.

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

Sincerely,

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

Mark Bangan
Planning Department Manager

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03/16/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

QUAIL AVE/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-22-0025-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 13.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.

DESIGN REVIEW for a single family residential development.

Generally located on the southeast corner of Quail Avenue and Cimarron Road within Spring Valley (description on file). MN/al/jo (For possible action)

RELATED INFORMATION:

APN:
163-33-501-011

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the street intersection off-set to 116 feet where a minimum of 125 feet is required per Section 30.52.05 (a 7.2% reduction).

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.9
- Number of Lots: 111 (residential)/5 (common element)
- Density (du/ac): 8.0
- Minimum/Maximum Lot Size (square feet): 3,300/7,064
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,052 to 2,300
- Open Space Required/Provided: 0/30,817

Site Plan

The plan depicts a single family residential development consisting of 111 lots on 13.9 acres with a density of 8.0 dwelling units per acre. Quail Avenue is located along the north side of the site, Cimarron Road along the west side and Oquendo Road along the south side and none of the proposed lots will access these streets. Access to the site is provided by 2 entrances with the first from Quail Avenue located on the northeastern portion of the site and the other from Oquendo Road in the approximate center of the site's frontage along the street. Access within the subdivision will be provided by 48 foot wide private streets with 5 foot wide sidewalks located on each side of the streets. The plan depicts 2 common elements to be used as private neighborhood parks for the residents of the development. The first is located on the northwestern portion of the site with an area of 14,152 square feet and the second is located on the southeastern portion of the site with an area of 11,455 square feet. The plans depict 3 additional common elements with a total area of 5,210 square feet that are located along the perimeter streets and will be used for landscaping areas.

Landscaping

The plans depict a 6 foot wide landscape areas located along Quail Avenue, Cimarron Road and Oquendo Road consisting of trees, shrubs, and groundcover. Within the park areas provided for the residents will be trees shrubs and groundcover.

Elevations

The plans depict 2 home models that are both 2 stories with a maximum building height of approximately 26 feet. The homes have pitched roofs with concrete tile roofing materials. The exterior of the homes will consist of combinations of a stucco finish painted in earth tone colors, stone veneer, various window treatments, and architectural enhancements.

Floor Plan

The proposed homes will be between 2,052 square feet to 2,300 square feet in area. Each home will have 3 to 4 bedrooms and a 2 car garage.

Applicant's Justification

The applicant indicates that the proposed development is consistent and compatible with the existing residential developments in the area. The request to reduce the street intersection off-set is for the streets at the entrances to the development. These are local streets with limited traffic so there should be no negative impact to traffic.

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-22-0026	A vacation and abandonment of easements is a companion item on this agenda.
TM-22-500015	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The proposed development is in conformance with the Master Plan which designates the site Mid-Intensity Suburban Neighborhood (up to 8 du/ac). There is an approved single family residential development to the south in an R-2 zone and the proposed development is similar in density and intensity to this development. To the north is a multiple family residential development in an R-3 zone that has a higher density and intensity than the proposed project and a single family residential development in an R-1 zone to the east with a lower density than the proposed development. This project will be a transition in density and intensity to these existing developments to the north and east. The proposed development complies with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income level, and abilities. Therefore, staff supports the zone change subject to a resolution of intent so the zoning of the property does not change until the property is appropriately conveyed to the applicant and the project completes.

Waiver of Development Standards

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

Design Review

The proposed development is compatible in density and intensity to the adjacent residential developments. The development complies with the requirements of the Development Code and is providing open space for recreation areas for the residents of the development that are not required by Code. Therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in the street intersection off-set between Quail Avenue and Street "G" and Oquendo Road and Street "E". With the additional common elements

adjacent to Quail Avenue and Oquendo Road, visibility will be improved for those entering the site.

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:

Current Planning

- Resolution of Intent to complete in 4 years;
- No permits shall be issued until the deed conveying the ownership of the parcels to the applicant, AMH Development, LLC, or its successors or assigns, is recorded.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future, a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

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

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 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.

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 #0045-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

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

DRAFT

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LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) 1050 <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 475 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) 675 <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>12C-22-0025</u> DATE FILED: <u>1-19-22</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>2-22</u> PC MEETING DATE: <u>N/A</u> BCC MEETING DATE: <u>3/16</u> FEE: <u>\$2200</u>
	PROPERTY OWNER NAME: <u>County of Clark (Aviation)</u> ADDRESS: <u>500 S. Grand Central Pkwy., 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>The WLB Group, INC</u> ADDRESS: <u>3663 E Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702.458.2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-33-501-011

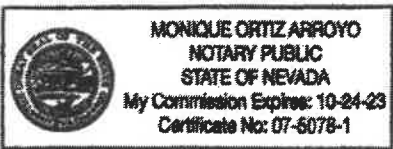
PROPERTY ADDRESS and/or CROSS STREETS: W Quail Ave & Cimarron Road

PROJECT DESCRIPTION: A single family residential development.

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

[Signature] Lise Kremer, Dir. CC Real Property Management
 Property Owner (Signature)* Property Owner (Print)

STATE OF NOVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON OCT. 26, 2021 (DATE)
 By LISE KREMER, DIRECTOR
 NOTARY PUBLIC: [Signature]



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

APR. 21-101373



January 11, 2022

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

20-22-0025

**RE: Zone Change/Design Review/Waiver of Dev. Stds.
Justification Letter for Cimarron Oquendo (APN: 163-33-501-011)**

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached Zone Change/Design Review/Waiver of Development Standards Application for the above referenced parcel numbers located at the northeast corner of Oquendo Road and Cimarron Road.

Project Description

The proposed development consists of a 111-lot single family detached development on 13.90 acres with a gross density of 7.99 units per acre. This development offers 2-story homes ranging in size from 2,052 square feet up to 2,300 square feet. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors, some elevations will feature partial stone exteriors. The buildings will be a maximum of 25'-9" in height. Each house will include a two-car garage and a full two-car driveway.

Zone Change

We are respectfully requesting to rezone the parcel listed above from R-E to R-2. To allow for the construction of a 111-lot detached single-family development on approximately 13.90 acres. The current masterplan designation for the parcel is RS (Residential Suburban) which allows up to 8 units per acre, the proposed R-2 zoning is a conforming use within this designation.

Design Review

We are requesting one (1) design reviews which are listed below;

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

This proposed development includes interior public streets that are 48' wide which includes 5' sidewalks on both sides of the street and allows for parking on both sides of the street as well. This development has two entrances, one from Oquendo Road and the other from Quail Avenue and is surrounded on three sides by existing developments.

Waiver of Development Standards

The proposed development will require the approval of one (1) waiver of development standards which is listed below;



1. To reduce the required offset for roadway intersections from 125' to 116' to allow the proposed development to be constructed with a 116' entry street. (Oquendo Road and Quail Avenue)

This request is to allow a reduction in the required street intersection offset regarding a cross street that bisects two parallel public roads. The proposed 116' long road is an entry road to the development and will require full stop traffic movements in both directions. Therefore, we feel this request would present a minimal effect to the traffic movements and would not impact public safety and could be supported by the County.

Parking Analysis

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

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

Sincerely,

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

Mark Bangan
Planning Department Manager

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EASEMENTS
(TITLE 30)

QUAIL AVE/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0026-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Cimarron Road and Warbonnet Way within Spring Valley (description on file). MN/al/jo (For possible action)

RELATED INFORMATION:

APN:
163-33-501-011

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a single family residential development. The request is to vacate easements within the site that the applicant states are not needed for the development of the area. All required public rights-of-way and utility easement dedications will be provided with the future subdivision of the site.

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-22-0025	A zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.

Related Applications

Application Number	Request
TM-22-500015	A tentative map for a 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 a BLM right-of-way grant that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC
CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV
89120

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0024</u>	DATE FILED: <u>1-19-22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>R</u> TAB/CAC: <u>Grand Valley</u> PC MEETING DATE: <u>N/A</u> BCC MEETING DATE: <u>3-16</u> FEE: <u>\$ 875</u>	TAB/CAC DATE: <u>2-22</u>

PROPERTY OWNER	NAME: <u>County of Clark (Aviation)</u> ADDRESS: <u>500 S. Grand Central Pkwy., 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Rd., Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>The WLB Group, Inc</u> ADDRESS: <u>3663 E Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702.458.2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 163-33-501-011

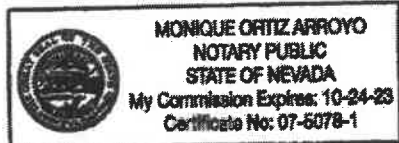
PROPERTY ADDRESS and/or CROSS STREETS: W Quail Ave & Cimarron Road

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

[Signature]
 Property Owner (Signature)*

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

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON OCT. 20, 2021 (DATE)
 By LISA KREMER, DIRECTOR
 NOTARY PUBLIC: [Signature]



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



November 19, 2021

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

VS-22-0026

**RE: Vacation Application – Justification Letter for Cimarron Oquendo
APN's: 163-33-501-011**

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached vacation rights-of-ways in conjunction with a proposed single family residential development on the northeast corner of Oquendo Road and Cimarron Road.

Vacation of Rights-Of-Ways

We are respectfully requesting to vacate the 20.00' Bureau of Land Management (BLM) right-of-way easement located on APN 163-33-501-011 (OR: 960222:01110). Excepting therefrom the proposed right-of-way for Oquendo Road and Quail Avenue.

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

Sincerely,

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

Mark Bangan
Planning Department Manager

8

03/16/22 BCC AGENDA SHEET

CIMARRON - OQUENDO
(TITLE 30)

QUAIL AVE/CIMARRON RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500015-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 111 residential lots and common lots on 13.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southeast corner of Quail Avenue and Cimarron Road within Spring Valley. MN/al/jo (For possible action)

RELATED INFORMATION:

APN:
163-33-501-011

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.9
- Number of Lots: 111 (residential)/5 (common element)
- Density (du/ac): 8.0
- Minimum/Maximum Lot Size (square feet): 3,300/7,064
- Project Type: Single family residential development

Site Plan

The plan depicts a single family residential development consisting of 111 lots on 13.9 acres with a density of 8.0 dwelling units per acre. Quail Avenue is located along the north side of the site, Cimarron Road along the west side and Oquendo Road along the south side and none of the proposed lots will access these streets. Access to the site is provided by 2 entrances with the first from Quail Avenue located on the northeastern portion of the site and the other from Oquendo Road in the approximate center of the site's frontage along the street. Access within the subdivision will be provided by 48 foot wide private streets with 5 foot wide sidewalks located on each side of the streets. The plan depicts 2 common elements to be used as private neighborhood parks for the residents of the development. The first is located on the northwestern portion of the site with an area of 14,152 square feet and the second is located on the southeastern portion of the site with an area of 11,455 square feet. The plans depict 3 additional common elements with a total area of 5,210 square feet that are located along the perimeter streets and will be used for landscaping areas.

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-22-0025	A zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-22-0026	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

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

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

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

Current Planning Division - Addressing

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

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office 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.

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 #0045-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: AMH DEVELOPMENT, LLC

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500015</u>	DATE FILED: <u>1-19-22</u>
		PLANNER ASSIGNED: <u>AI</u>	TAB/CAC DATE: <u>2-22</u>
TENTATIVE MAP (TM)		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: <u>N/A</u>	
		BCC MEETING DATE: <u>3-16</u>	
		FEE: <u>\$750⁰⁰</u>	

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

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


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

ASSESSOR'S PARCEL NUMBER(S): 163-33-501-011

PROPERTY ADDRESS and/or CROSS STREETS: W Quail Ave & Cimarron Road

TENTATIVE MAP NAME: Cimarron Oquendo

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.

<u>[Signature]</u> Property Owner (Signature)*	<u>Lisa Kremer, Dir. CC Real Property Management</u> Property Owner (Print)
STATE OF <u>NEVADA</u> COUNTY OF <u>CLARK</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>OCT. 26, 2021</u> (DATE) By <u>LISA KREMER, DIRECTOR</u>	
NOTARY PUBLIC: <u>[Signature]</u>	 <p>MONIQUE ORTIZ ARROYO NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 10-24-23 Certificate No: 07-5078-1</p>

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

03/16/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

PEACE WY/LONE MESA DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0046-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 8.7 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce intersection off-set on Peace Way; **2)** reduce intersection off-set on Naples Drive; **3)** reduce intersection off-set on Campbell Road; **4)** reduce the right-of-way width of Naples Drive; and **5)** reduce landscape width along a collector street.

DESIGN REVIEWS for the following: **1)** single family residential; **2)** hammerhead turnarounds; and **3)** finished grade.

Generally located on the south side of Peace Way, 636 feet west of Lone Mesa Drive within Spring Valley (description on file). JJ/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

163-20-302-002; 163-20-304-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the intersection off-set on Peace Way to 106 feet where a minimum of 125 feet is required per Section 30.52.052 (a 15% reduction).
2. Reduce the intersection off-set on Naples Drive to 116 feet where a minimum of 125 feet is required per Section 30.52.052 (a 7% reduction).
3. Reduce the intersection off-set on Campbell Road to 69 feet where a minimum of 125 feet is required per Section 30.52.052 (a 45% reduction).
4. Reduce the right-of-way width of Naples Drive to 48 feet where 60 feet is the minimum allowed per Section 30.52.030 (a 20% reduction).
5. Reduce the required landscaping along a collector street from 15 feet in width to 6 feet in width per figure 30.64-17 (a 60% reduction).

DESIGN REVIEWS:

1. Single family residential.
2. Hammerhead turnarounds.
3. Increase finished grade to 47 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 31% increase).

**LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.7
- Number of Lots/Units: 69
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,328/5,748
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): up to 26
- Square Feet: up to 2,300

Site Plan

The submitted site plan depicts essentially 2 separate subdivisions. The first being on the north side of Naples Drive and the second on the south side of Naples Drive. Subdivision 1 (north) is comprised of 37 lots, ranging in size from 3,376 square feet to 4,893 square feet on approximately 4.6 acres which creates a density of 8 du/ac. Access to this subdivision is via a 48 foot wide public street with 5 foot wide sidewalks on both sides of the street that runs between Peace Way and Naples Drive. Interior to the subdivision are 2 stub streets that end in hammerhead turnarounds. Five lots are proposed to directly access Naples Drive.

Subdivision 2 (south) is comprised of 32 lots ranging in size from 3,328 square feet to 5,748 square feet on 4.1 acres with a density of 7.9 du/ac. Access to this subdivision is via a 48 foot wide public street with 5 foot wide sidewalks on both sides of the street that runs between Naples Drive and Scallop Reef Avenue. Interior to the subdivision is 1 stub street that ends in a hammerhead turnaround.

Landscaping

The submitted plan for the north side of Naples Drive shows a 6 foot wide planter with an attached sidewalk along Peace Way and a 6 foot wide planter behind an attached sidewalk for a portion of the north side of Naples Drive. Interior to the site is a 14,505 square foot common element that has 2 separate 3,120 square foot grass areas with a gathering area in the center. The entire area is surrounded by 24 inch to 36 inch box trees.

The project south of Naples Drive has 6 foot wide planters behind attached sidewalks on both Naples Drive and Scallop Reef Avenue.

Elevations

The submitted plans depict 3 different 2 story models each with a minimum of 3 façade options at a maximum height of 26 feet. Construction materials consist of tile roofs, painted stucco in desert colors, and some of the elevations will feature partial stone exteriors.

Floor Plans

The floor plans depict typical room types for the proposed homes which range in size from 2,052 square feet to 2,300 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the request to R-2 zoning is conforming with the land use plan. In addition, the parcels are surrounded by similar developments; therefore, this request is compatible with the surrounding area.

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-22-0047	A vacation and abandonment of easements is a companion item on this agenda.
TM-22-500021	A tentative map for a 69 lot single family lot subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This zone boundary request conforms to the Spring Valley Land Use Plan, which designates this site as Mid-Intensity Suburban Neighborhood, which allows up to 8 dwelling units per acre. The 2 subdivisions are surrounded by similar residential subdivisions making the proposed zoning compatible with surrounding developments. Therefore, because the proposed R-2 zoning conforms with the planned land use designation and is compatible with surrounding developments, staff can support this request subject to a resolution of intent so the zoning of the property does not change until the property is appropriately conveyed to the applicant and the project completes.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the

property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #5

Staff can support the reduction of the landscaping along Peace Way for the following reasons: 1) no other subdivision along Peace Way, either to the east or west, has provided any landscaping along the street; and 2) this development is providing an extensive interior park area within the subdivision which more than compensates for the reduced width of the plant.

Design Reviews #1 & #2

The County prefers full cul-de-sac turnarounds for stub streets; however, in this case every other subdivision in the area has utilized the hammerhead design. In addition, the developer will be finishing the turnaround for Naples Drive, near CC 215, which has the northern half already developed with a hammerhead. Staff can support the hammerhead design as long as no parking signs are posted within the hammerhead.

The proposed subdivisions will provide additional housing for the community and will not jeopardize the welfare of the general public. Furthermore, staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporates varying rooflines, exterior building materials, such as stucco and stone veneer, decorative window trimming, and decorative metal stair casings. The applicant has worked extensively with the Public Works Department during the course of this review and has been able to satisfy most if not all of their concerns. Therefore, staff can support the design reviews.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the request to reduce the street intersection offset between Naples Drive and Street "E". Of the proposed 69 lot subdivision the southern lot only consists of 32 lots and should see a low volume of traffic because of the limited number of lots.

Waiver of Development Standards #2

Staff has no objection to the request to reduce the street intersection offset between Peace Way and Street "B". Of the proposed 69 lot subdivision the northern lot only consists of 37 lot and should see a low volume of traffic because of the limited number of lots.

Waiver of Development Standards #3

Staff has no objection to the request to reduce the street intersection offset between Campbell Road to Street "A". Of the proposed 69 lot subdivision the northern lot only consists of 37 lots and should see a low volume of traffic because of the limited number of lots.

Waiver of Development Standards #4

Staff has no objection to the reduction of Naples Drive down to a 48 foot wide right-of-way. Naples Drive has already been reduced in width by the adjacent subdivisions.

Design Review #3

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 4 years;
- Post no parking signs in each hammerhead;
- No permits shall be issued until the deed conveying the ownership of the parcels to the applicant, AMH Development, LLC, or its successors or assigns, is recorded.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0046-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>70/WS/DR-22-0046</u> DATE FILED: <u>1/26/2022</u> PLANNER ASSIGNED: <u>JVM</u> TAB/CAC: <u>SPRING VALEY</u> TAB/CAC DATE: <u>2/22/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/16/2022</u> FEE: <u>\$ 2375.00</u>
	PROPERTY OWNER NAME: <u>County of Clark (Aviation)</u> ADDRESS: <u>500 S. Grand Central Pkwy., 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>The WLB Group, INC</u> ADDRESS: <u>3663 E Sunset Rd., Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702.458.2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-20-302-002 & 163-20-304-001

PROPERTY ADDRESS and/or CROSS STREETS: W Naples Dr & N 215

PROJECT DESCRIPTION: A single family residential development.

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

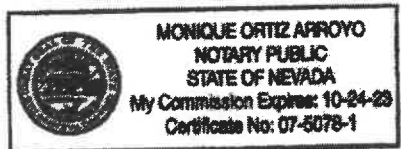
[Signature]
Property Owner (Signature)*

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

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 1007. 24, 2021 (DATE)
By LISA KREMER, DIRECTOR

NOTARY PUBLIC: [Signature]



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



December 30, 2021

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

ZC-22-0046

**RE: Zone Change/Design Review/Waiver of Dev. Stds.
Justification Letter
for Naples and 215 (APN: 163-20-302-002 & 163-20-304-001)**

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached Design Review/Waiver of Development Standards Application for the above referenced parcel numbers North of Scallop Reef Avenue and East of the Clark County 215.

Project Description

The proposed development consists of a total of 69-lots located in two single-family detached developments on a total of 8.7 acres. The north parcel is comprised of 37 lots on 4.64 acres with a density of 7.97 du. The south parcel is comprised of 32 lots on 4.06 acres with a density of 7.88 du. This development offers 2-story homes ranging in size from 2,052 square feet up to 2,300 square feet. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors, some elevations will feature partial stone exteriors. The buildings will be a maximum of 25'-9" in height. Each house will include a two-car garage and a two-car driveway.

Zone Change

We are respectfully requesting to rezone the parcels listed above from R-E to R-2. To allow for the construction of a total of 69-lots located in two single-family detached developments on a total of 8.7 acres. The current masterplan designation for the parcels is RS, the proposed R-2 is a conforming use within this designation.

Design Review

We are requesting three (3) design reviews which are listed below;

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

This proposed development includes interior public streets that are 48' wide which includes 5' sidewalks on both sides of the street and allows for parking on both sides of the street as well. This development features multiple entrances one from Peace Way two from Naples Drive and one from Scallop Reef Avenue and is surrounded on all sides by existing single-family developments and the 215 beltway.



2. To increase the finished grade for a single-family residential development up to 47 inches (3.9' feet) where 36 inches (3 feet) is allowed per section 30.32.040.

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

3. We are also requesting to utilize hammerheads as the provided means of roadway termination, in lieu of a stub street.

This request is to allow the two streets on the north parcel and the one street on the south parcel to terminate in a County approved hammerhead design in lieu of a stub street terminus. Our client is aware that these types of street terminus is not typically approved, however due to the overall nature of street terminus in the area (most street terminate in a hammerhead in the general vicinity) and the fact that the three streets are very short (181.17 feet long max.), we felt the waiver was reasonable and could be approved without negatively affecting the surrounding developments.

Waiver of Development Standards

The proposed development will require the approval of five (5) waivers of development standards which are listed below;

1. To reduce the required offset for roadway intersections from 125' to 106' to allow the proposed development to be constructed with a 106' entry street (Peace Way).

This request is to allow a reduction in the required street intersection offset regarding a cross street that bisects two parallel public roads. The proposed 106' long road is an entry road to the development on the north and will require full stop traffic movements in both directions. Therefore, we feel this request would present a minimal effect to the traffic movements and would not impact public safety and could be supported by the County.

2. To reduce the required offset for roadway intersections from 125' to 116' to allow the proposed development to be constructed with a 116' entry street (Naples Drive).

This request is to allow a reduction in the required street intersection offset regarding a cross street that bisects two parallel public roads. The proposed 116' long road is an entry road to the development on the south and will require full stop traffic movements in both directions. Therefore, we feel this request would present a minimal effect to the traffic movements and would not impact public safety and could be supported by the County.

3. To reduce the required offset for roadway intersections from 125' to 69.6' to allow the proposed development to have access to Peace Way about 69.6' feet to the west of an existing roadway (Campbell Road).

This request is to allow a reduction in the required street intersection offset regarding two separate entry's that access Peace Way. The proposed 69.6' offset is on the last 600' of Peace Way. Therefore, we feel this request would present a minimal effect to the traffic movements in the area and would not impact public safety and could be supported by the County.

4. To reduce the required distance to a driveway from a BCR, we are requesting to reduce the required distance from 12.0' to 5.3' as required by USD DWG No. 222

This request is to allow a reduction in the required driveway to BCR separation from 12.0' to 5.3'. We feel this waiver could be supported by the County since this reduction is located within 500' of the terminus of Naples Drive to the west, this reduction is on the west side of the intersection and therefore would have restricted traffic movements that would conflict with the driveway, since most traffic would be heading east toward El Capitan Way.

5. To reduce the required landscaping along Peace Way from 15'-0" to 6'-0" as required by Figure 30.64-17.

This request is to allow a reduction in the required landscaping along a collector street. We are requesting to reduce the width of the required landscaping along Peace Way to better fit in with the neighboring subdivisions, all the subdivisions along Peace Way on both the north and south sides of the street from El Capitan Way to I-215 do not have perimeter landscaping installed. This development will be the only one that would have perimeter landscaping installed, this is why we are asking for the waiver and we believe Clark County should be able to support this request.

Parking Analysis

Each house will provide the parking required by Title 30 with a two-car garage, a two-car driveway as well as additional parking being provided on the adjacent public streets, which allows parking on both sides of the street.

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

Sincerely,



Mark Bangan
Planning Department Manager

03/16/22 BCC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

PEACE WY/LONE MESA DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0047-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Peace Way and Scallop Reef Avenue and between Lone Mesa Drive and CC 215 and a portion of right-of-way being Naples Drive between Lone Mesa Drive and CC 215 within Spring Valley (description on file). JJ/jvm/jo (For possible action)

RELATED INFORMATION:

APN:
163-20-302-002; 163-20-304-001

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD

BACKGROUND:

Project Description

This is a request to vacate and abandon easements of interest to Clark County. These easements include: 1) a 30 foot wide Resolution Relative to Acquisition of Right-of-Way on APNS 163-20-302-002 & 163-20-304-001; and 2) a 30 foot wide slope easement on APN 163-20-304-001. In addition, this request includes vacating a 6 foot wide portion of Naples Drive adjacent to APN: 163-20-302-002 on the north side of the street and a 6 foot wide portion of Naples Drive adjacent to APN: 163-20-304-001, on the south side of the street.

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-22-0046	A zone change to reclassify 8.7 acres to R-2 zoning for a 69 lot single family subdivision is a companion item on this agenda.
TM-22-500021	A tentative map for a 69 lot single family lot 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 slope and right-of-way easements and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Scallop Reef Avenue and a County approved turn around for Scallop Reef Avenue and Naples Drive;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- The CCWRD has existing or proposed assets within the area proposed to be vacated per VS-22-0047; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/right-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC
CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV
89120

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0047</u> DATE FILED: <u>1/27/2022</u>
		PLANNER ASSIGNED: <u>JVM</u> TAB/CAC: <u>SPRING VALEY</u> TAB/CAC DATE: <u>2/22/2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/10/2022</u> FEE: <u>\$ 875.00</u>

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


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

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

ASSESSOR'S PARCEL NUMBER(S): 163-20-302-002 & 163-20-304-001

PROPERTY ADDRESS and/or CROSS STREETS: W Naples Dr & N 215

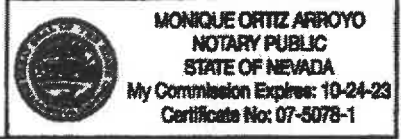
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

 Property Owner (Signature)*	<u>Lisa Kremer, Dir. Clark County RPM</u> Property Owner (Print)
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STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON OCT. 26, 2021 (DATE)
 By LISA KREMER, DIRECTOR

NOTARY PUBLIC: _____



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



10
October 28, 2021

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

VS-22-0047

**RE: Vacation Application – Justification Letter for Naples 215
APN's: 163-20-302-002 & 163-20-304-001**

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached vacation of a slope easement and easement in conjunction with a proposed single family residential development on the Northwest corner of Scallop Reef Avenue and Clark County 215.

Vacation of Easement

We are respectfully requesting to vacate the 30.00' Resolution Relative to Acquisition of Right-of-Way easements located on APN 163-20-302-002 (OR441:400470) and APN 163-20-304-002 (OR:441:400470) including spandrels. Excepting therefrom the proposed right-of-way for Peace Way and Naples Drive.

Vacation of Slope Easement

We are respectfully requesting to vacate the 30.00' slope easement located on APN 163-20-304-001 (OR:20000728:02453).

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

Sincerely,

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

Mark Bangan
Planning Department Manager

03/16/22 BCC AGENDA SHEET

NAPLES 215
(TITLE 30)

PEACE WY/LONE MESA DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500021-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 69 lots and common lots on 8.7 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Peace Way, 636 feet west of Lone Mesa Drive within Spring Valley. JJ/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

163-20-302-002; 163-20-304-001

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.7
- Number of Lots/Units: 69
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,328/5,748
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): up to 26

The submitted plan depicts essentially 2 separate subdivisions. The first being on the north side of Naples Drive and the second on the south side of Naples Drive. Subdivision 1 (north) is comprised of 37 lots, ranging in size from 3,376 square feet to 4,893 square feet on approximately 4.6 acres which creates a density of 8 du/ac. Access to this subdivision is via a 48 foot wide public street with 5 foot wide sidewalks on both sides of the street that runs between Peace Way and Naples Drive. Interior to the subdivision are 2 stub streets that end in hammerhead turnarounds. Five lots are proposed to directly access Naples Drive.

Subdivision 2 (south) is comprised of 32 lots ranging in size from 3,328 square feet to 5,748 square on 4.1 acres with a density of 7.9 du/ac. Access to this subdivision is via a 48 foot wide public street with 5 foot wide sidewalks on both sides of the street that runs between Naples

Drive and Scallop Reef Avenue. Interior to the subdivision is 1 stub street that ends in a hammerhead turnaround.

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-22-0046	A zone change to reclassify 8.7 acres for a 69 lot single family lot subdivision is a companion item on this agenda.
VS-22-0047	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;

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

Current Planning Division - Addressing

- Streets shall have approved street names and suffixes;
- Street D abutting lots 1 through 16 is an extension of Flaming Ridge Trail and shall assume the same name;
- Street A abutting lots 22 through 37 is an extension of Camden Bridge Street and shall assume the same name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@clearwaterteam.com and reference POC Tracking #0046-2022 to obtain your POC exhibit; and that new contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: AMH DEVELOPMENT, LLC

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500621</u>	DATE FILED: <u>11/27/2022</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SVM</u>	TAB/CAC: <u>SPRING VALLEY</u>
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>3/16/2022</u>	
		FEE: <u>\$ 750.-</u>	

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

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

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

ASSESSOR'S PARCEL NUMBER(S): 163-20-302-002 & 163-20-304-001

PROPERTY ADDRESS and/or CROSS STREETS: W Naples Dr & N 215

TENTATIVE MAP NAME: Naples 215

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.

<p><u><i>Lisa Kremer</i></u> Property Owner (Signature)*</p> <p>STATE OF <u>NEVADA</u> COUNTY OF <u>CLARK</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>OCT. 20, 2021</u> (DATE) By <u>LISA KREMER, DIRECTOR</u></p> <p>NOTARY PUBLIC: _____</p>	<p>Lisa Kremer, Dir. CC Real Property Management Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>MONIQUE ORTIZ ARROYO NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 10-24-23 Certificate No: 07-5078-1</p> </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

