



## Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

May 14, 2024

6:00pm

### AGENDA

**Note:**

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

Brian A. Morris, Vice Chair  
Dr. Juana Leia Jordan

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

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

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

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

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

- III. Approval of Minutes for April 30, 2024. (For possible action)
- IV. Approval of the Agenda for May 14, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **VS-24-0141-CHARTER FACILITY SUPPORT FOUNDATION, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Sobb Avenue between Jim Rogers Way and Cimarron Road; a portion of right-of-way being Patrick Lane between Jim Rogers Way and Cimarron Road; a portion of right-of-way being Cimarron Road between Patrick Lane and Post Road (alignment); and easements of interest to Clark County located between Patrick Lane and Post Road (alignment) and between Jim Rogers Way and Cimarron Road within Spring Valley (description on file). MN/jud/ng (For possible action) **06/04/24 PC**
- 2. **TM-24-500036-UNLV RESEARCH FOUNDATION:**  
**TENTATIVE MAP** consisting of 3 commercial lots on 48.55 acres in an IP (Industrial Park) Zone. Generally located on the southwest corner of Patrick Lane and Cimarron Road within Spring Valley. MN/jud/ng (For possible action) **06/04/24 PC**
- 3. **UC-24-0126-WINNER PROPERTIES, LLC:**  
**USE PERMIT** for a vocational training facility in conjunction with an existing office building on a portion of 7.81 acres in a CP (Commercial Professional) Zone. Generally located on the south side of Sahara Avenue and the west side of Miller Lane within Spring Valley. JJ/bb/ng (For possible action) **06/04/24 PC**
- 4. **UC-24-0137-PSI WARM SPRINGS, LLC:**  
**USE PERMIT** for an office on 4.36 acres in an IP (Industrial Park) Zone. Generally located on the north side of Warm Springs Road and the west side of Belcastro Street within Spring Valley. MN/rr/ng (For possible action) **06/04/24 PC**
- 5. **UC-24-0150-TANAKA TRUST:**  
**USE PERMIT** for accessory dwelling units.  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate setbacks for a carport in conjunction with a single family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone. Generally located 100 feet west of Duneville Street and on the south side of Oakey Boulevard within Spring Valley. RM/rg/ng (For possible action)

- 6. **VS-24-0125-GRACE PRESBYTERIAN CHURCH:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Bonita Vista Street (alignment) and a portion of right-of-way being Durango Drive located between Russell Road and Oquendo Road within Spring Valley (description on file). JJ/bb/ng (For possible action) **06/04/24 PC**
  
- 7. **ET-24-400045 (NZC-21-0325)-JONES-TROPICANA, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 1.9 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the height/setback ratio to single family residential.  
**DESIGN REVIEWS** for the following: 1) multiple family residential development; and 2) finished grade. Generally located 190 feet north of Tropicana Avenue and 270 feet east of Jones Boulevard within Spring Valley. MN/my/ng (For possible action) **06/05/24 BCC**
  
- 8. **WS-24-0149-PRIME BUILDING & DEVELOPMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway geometrics in conjunction with an existing single family residential subdivision on 1.91 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60 & AE-65) and Neighborhood Protection (RNP) Overlays. Generally located on the south side of Post Road and the west side of Duneville Street within Spring Valley. MN/tpd/ng (For possible action) **06/05/24 BCC**

VII. General Business

- 1. None.

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

IX. Next Meeting Date: May 28, 2024.

X. Adjournment.

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



06/04/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0141-CHARTER FACILITY SUPPORT FOUNDATION, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Sobb Avenue between Jim Rogers Way and Cimarron Road; a portion of right-of-way being Patrick Lane between Jim Rogers Way and Cimarron Road; a portion of right-of-way being Cimarron Road between Patrick Lane and Post Road (alignment); and easements of interest to Clark County located between Patrick Lane and Post Road (alignment) and between Jim Rogers Way and Cimarron Road within Spring Valley (description on file). MN/jud/ng (For possible action)

RELATED INFORMATION:

**APN:**

163-33-301-006; 163-33-301-015; 163-33-301-017

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate a portion of Sobb Avenue to better accommodate queuing for the school on the north side of Sobb Avenue. Additionally, the applicant is requesting the vacation of a portion of Patrick Lane and Cimarron Road to construct detached sidewalks. Additionally, a cul-de-sac easement at the east end of Sobb Avenue is being vacated as it is no longer needed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-22-0452	Vacated and abandoned easements	Approved by PC	October 2022
DR-20-0343	Increased finished grade - expired	Approved by BCC	October 2020
UC-20-0084	Charter school and accessory school amenities - expired	Approved by BCC	April 2020
VS-19-0245	Vacated and abandoned easements	Approved by PC	May 2019
DR-0838-16	Wall signage in conjunction with an existing school	Approved by BCC	January 2017
DR-0830-15	Wall signage in conjunction with an existing school	Denied by BCC	March 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0225-15	Reclassified 5 acres from R-E to M-D zoning for a major training facility	Approved by BCC	June 2015
UC-0752-13	Charter school	Approved by BCC	February 2014
UC-0448-08 (ET-0095-10)	Extension of time for a use permit request for public quasi-public buildings and facilities development	Approved by BCC	August 2010
WS-0139-10	Deviated from CMA sign standards	Approved by BCC	May 2010
VS-1398-07 (ET-0356-09)	Extension of time for a request and abandonment of easements and right-of-way	Approved by PC	February 2010
UC-0448-08	Public quasi-public buildings and facilities development	Approved by BCC	June 2008

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
TM-24-500036	A tentative map for a 3 lot commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of 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:**

##### **Comprehensive Planning**

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

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

- Drainage study and compliance;
- Right-of-way dedication to include 40 foot property line radius for the northeast corner of the site at the intersection of Patrick Lane and Cimarron Road;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Patrick Lane improvement project and Flamingo Wash - Cimarron Branch improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No comment.

##### **Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: THE GARDNER GROUP**

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5857 E. FLAMINGO ROAD, LAS VEGAS, NV 89118**

**DRAFT**





# Department of Comprehensive Planning Application Form

1

ASSESSOR PARCEL #(s): 163-33-301-006

PROPERTY ADDRESS/ CROSS STREETS: Jim Rogers & Sunset

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Sobb Avenue.

### PROPERTY OWNER INFORMATION

NAME: CHARTER FACILITY SUPPORT FOUNDATION LLC

ADDRESS: 8377 W. Patrick Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: manager@cfsflv.org

### APPLICANT INFORMATION

NAME: The Gardner Group

ADDRESS: 2600 Paseo Verde Parkway, Suite 150

CITY: Henderson

STATE: NV

ZIP CODE: 89074

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-595-5588

CELL \_\_\_\_\_

EMAIL: dan@stewartnv.com

### CORRESPONDENT INFORMATION

NAME: Tanya Steadham / Westwood Professional Services

ADDRESS: 5725 W. Badura Ave. #100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-284-5300

CELL \_\_\_\_\_

EMAIL: lvproc@westwoodps.com

\*Correspondent will receive all project communication

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

Lee Iglody  
Property Owner (Signature)\*

Lee Iglody  
Property Owner (Print)

3/22/2024  
Date

### DEPARTMENT USE ONLY

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

APPLICATION # (if) VS-24-0141

ACCEPTED BY [Signature]

PC MEETING DATE 6/14/24

DATE 4/3/24

WCC MEETING DATE \_\_\_\_\_

LEGAL LOCATION Spring Valley

DATE 5/14/24



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-24-0141</u>	DATE FILED: <u>4/3/24</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>Spring Valley</u> PC MEETING DATE: <u>6/4/24</u> BCC MEETING DATE: _____ FEE: <u>\$1,200</u>	TAB/CAC DATE: <u>5/14/24</u>


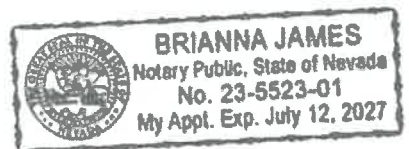

<b>PROPERTY OWNER</b>	NAME: <u>UNLV Research Foundation</u>
	ADDRESS: <u>8400 W. Sunset Rd., Suite 400</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89113</u>
	TELEPHONE: <u>702-895-4507</u>
CELL: _____	
E-MAIL: <u>zach.miles@unlv.edu</u>	

<b>APPLICANT</b>	NAME: <u>The Gardner Group</u>
	ADDRESS: <u>2600 Paseo Verde Parkway, Suite 150</u>
	CITY: <u>Henderson</u>
	STATE: <u>NV</u>
	ZIP: <u>89074</u>
	TELEPHONE: <u>702-595-5588</u>
CELL: _____	
E-MAIL: <u>dan@stewartnv.com</u>	
REF CONTACT ID #: _____	

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

**ASSESSOR'S PARCEL NUMBER(S):** (ROW 163-33-399-006) 163-33-301-015  
 (ROW 163-33-399-008) 163-33-301-017, (ROW 163-33-399-009) 163-33-301-015 & 163-33-301-017  
**PROPERTY ADDRESS and/or CROSS STREETS:** Jim Rogers & Patrick Lane

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>Zachary Miles</u> Property Owner (Print)
STATE OF NEVADA COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>September 29 2023</u> (DATE) By <u>Zachary Redford Miles</u>	
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.

August 25, 2023

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

**PLANNER  
COPY**  
VS-24-0141

Re: UNLV Tech Park East 1/2 Tentative Map – Right-of-Way Vacation  
File GCI2301.000

Dear Staff:

Westwood Professional Services on behalf of our client, Gardner Company, respectfully submits this justification letter with an application for Right-of Way Vacation. The vacation areas are:

Sobb Ave East of Jim Rogers Way	APN: 163-33-399-008
Sobb Ave East of Jim Rogers Way	APN: 163-33-399-009
5' Along Patrick Lane and Cimarron Road	APN:163-33-399-006

This application will allow for the vacation of Sobb Ave allowing the north half to return to the property occupied by the Amplus Academy to allow them to better accommodate queuing for student drop-off and pick-up without backing up in the right-of-way. The south half will combine with the parcel to the south for a future UNLV Tech Park development.

This application also includes 5' of previously dedicated right-of-way along Partick Lane and Cimarron Road to be vacated to back of curb per current Clark County Public Works standards for offset sidewalks. Easements will be provided in concurrence with civil improvement plans.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Amber Allen  
Assistant Project Manager



06/04/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-24-500036-UNLV RESEARCH FOUNDATION:**

**TENTATIVE MAP** consisting of 3 commercial lots on 48.55 acres in an IP (Industrial Park) Zone.

Generally located on the southwest corner of Patrick Lane and Cimarron Road within Spring Valley. MN/jud/ng (For possible action)

RELATED INFORMATION:

**APN:**

163-33-301-015; 163-33-401-006; 163-33-401-019; 163-33-401-025

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 48.55
- Project Type: Commercial subdivision

The plans depict a 3 lot commercial subdivision for future development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-22-0452	Vacated and abandoned easements	Approved by PC	October 2022
UC-21-0065	Allowed office as a principal use	Approved by BCC	April 2021
WC-21-400022 (ZC-0245-16)	Waiver of conditions of a zone change requiring the right-of-way dedication to include 30 feet for Post Road and/or Teco Avenue	Approved by BCC	April 2021
VS-0875-16	Vacated and abandoned easements	Approved by PC	February 2017
VS-0746-16	Vacated and abandoned portions of right-of-way	Approved by BCC	January 2017
WS-0745-16	Waived landscaping and off-site improvements	Approved by BCC	January 2017
ZC-0245-16	Reclassified 5.1 acres from R-E to M-D zoning for an office/warehouse facility	Approved by BCC	June 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0752-13	Charter school	Approved by BCC	February 2014
UC-0448-08 (ET-0095-10)	Extension of time for a use permit request for public quasi-public buildings and facilities development	Approved by BCC	August 2010
WS-0139-10	Deviated from CMA sign standards	Approved by BCC	May 2010
VS-1398-07 (ET-0356-09)	Extension of time for a request and abandonment of easements and right-of-way	Approved by PC	February 2010
UC-0448-08	Public quasi-public buildings and facilities development	Approved by BCC	June 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential & undeveloped
South	Corridor Mixed-Use & Business Employment	CG & RM32	Commercial & multiple family residential
East	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3	Undeveloped & single family residential
West	Business Employment	IP	Office/warehouse & undeveloped

**Related Applications**

Application Number	Request
VS-24-0141	A request for vacation and abandonment of portions of rights-of-way and easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

**Staff Recommendation**

Approval.



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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 40-foot property line radius for the spandrel in the northeast corner of the site at the intersection of Patrick Lane and Cimarron Road;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Patrick Lane improvement project, Flamingo Wash - Cimarron Branch improvement project, and Sunset Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require vacation to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **Building Department - Addressing**

- No comment.

### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0061-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: THE GARDNER GROUP**

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5857 E. FLAMINGO ROAD, LAS VEGAS, NV 89118**

DRAFT



06/04/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0126-WINNER PROPERTIES, LLC:

USE PERMIT for a vocational training facility in conjunction with an existing office building on a portion of 7.81 acres in a CP (Commercial Professional) Zone.

Generally located on the south side of Sahara Avenue and the west side of Miller Lane within Spring Valley. JJ/bb/ng (For possible action)

RELATED INFORMATION:

**APN:**

163-09-513-001 ptn

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7945 W. Sahara Avenue, Suite #106
- Site Acreage: 7.81 (portion)
- Project Type: Spiritual education
- Number of Stories: 1
- Square Feet: 1,318
- Parking Required/Provided: 407/427
- Sustainability Required/Provided: N/A (existing building)

Site Plans

The plans depict an existing commercial office complex with 11 buildings and direct access from Sahara Avenue, Meyers Court, and Miller Lane. Laredo Street is located on the south side of the property with no direct access. Suite #106 is located at the southwest corner of building 7945 at the south side of the property, adjacent to Laredo Street. There are 427 shared existing parking spaces located adjacent to the perimeter of the site and adjacent to interior driveways.

Landscaping

Landscaping is existing and not a part of this application.

Elevations

The existing building has painted concrete, stone accents, and decorative window exterior in desert tans with flat roof. Entry doors are located on the south and west sides of the building.

### Floor Plan

The plan depicts an existing office building with a 1,318 square foot lease space. The office space for the proposed use includes direct interior access to a shared lobby, 390 square feet of classroom space, 501 square feet of office space, storage spaces, seating areas, and shelving spaces. Classes will take place in the classroom space.

### Applicant's Justification

Classes consist of Reiki training, meditations, and seasonal classes will be offered during the week from 6:30 p.m. to 8:00 p.m. and weekends from 12:00 p.m. to 6:00 p.m. Class sizes are 20 individuals and take from 1.5 to 6 hours to complete. The property has adequate security cameras and existing lighting.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0509	Outside dining and drinking	Approved by PC	October 2023
UC-19-0472	Personal services (beauty salon) and permanent make-up establishment	Approved by PC	August 2019
UC-18-0760	Personal services (skin care) establishment	Approved by PC	November 2018
ZC-1235-00	Reclassified a portion of the project site to C-1 zoning for a pad site adjacent to Miller Lane	Approved by BCC	October 2000
VC-0673-99	On-premises consumption of alcohol (supper club)	Approved by PC	June 1999
ZC-1709-96	Reclassified the project site from R-E to C-P, C-1 and C-2 zoning for a commercial complex	Approved by BCC	February 1997

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Office & commercial complex
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO) (RNP)	Single family residential
East	Neighborhood Commercial	CP & CG	Office & commercial complex
West	Neighborhood Commercial	RM32	Multiple family residential

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

#### **Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on

adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The Master Plan supports a mix of commercial and other professional services, like the proposed training facility. Staff does not anticipate any negative impact on surrounding uses. There is adequate parking and existing access to the property. Staff recommends approval of the use permit.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: CELTIC SPARROW**

**CONTACT: CELTIC SPARROW, 7945 W. SAHARA AVENUE, SUITE #106, LAS VEGAS,  
NV 89117**

DRAFT

# Department of Comprehensive Planning Application Form

3

ASSESSOR PARCEL #(s): 163-09-513-001

PROPERTY ADDRESS/ CROSS STREETS: 7945 W Sahara Ave. Ste #106 Las Vegas Ny 89117

DETAILED SUMMARY / PROJECT DESCRIPTION

Avocational Training - Reiki and Spiritual Subjects classes

PROPERTY OWNER INFORMATION

NAME: Winner Properties, LLC  
 ADDRESS: 6424 W Sahara Ave  
 CITY: Las Vegas STATE: NV ZIP CODE: 89146  
 TELEPHONE: 702-242-2002 CELL 626-533-4300 EMAIL: acco1959@gmail.com

APPLICANT INFORMATION (must match Online record)

NAME: Karen A Jackson / Celtic Sparrow Productions, LLC  
 ADDRESS: 3211 Lost Ridge Ct  
 CITY: N Las Vegas STATE: NV ZIP CODE: 89031 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-606-3081 CELL 702-606-3081 EMAIL: celticsparrow11@gmail.com

CORRESPONDENT INFORMATION (must match Online record)

NAME: Roberto Bellezza (Winner Properties, LLC, Property Manager)  
 ADDRESS: 6425 W Sahara Ave  
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-242-2002 CELL 702-485-8006 EMAIL: rbellezza@winnerpropertiesllc.com

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

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

  
 Property Owner (Signature)\*

Antonio Accornero  
 Property Owner (Print)

3/13/2024  
 Date

DEPARTMENT USE ONLY

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

APPLICATION # (J) UC-24-0126  
 PC MEETING DATE 06/04/24  
 PC MEETING DATE \_\_\_\_\_  
 TAB/LAC LOCATION Spring Valley

APPROVED BY Tyler (tpd)  
 DATE 3/27/24  
 FEES \$1,000.00

DATE 05/14/24



Celtic Sparrow -- 7945 W Sahara Ave, Ste #106 Las Vegas Nv 89117

**PLANNER  
COPY**

Dear Zoning Department,

My vocational training facility is located on a property that has a split zoning of CP and CG. The training facility is located in a CP zone and therefore requires a Special Use Permit per Section 30.03.05 (B)(1)

The purpose of this facility is to teach and share information on spirituality and to assist people on their spiritual journey. Class subjects will consist of: Meditations, Reiki Training, Shamanic Journeying, Spiritual Concepts such as: Universal Laws, The Human Energy Field, The Power of Our Thoughts to name a few.

Each month I will offer different classes in addition to Reiki training and meditations. Some classes will depend on the time of year. Summer Solstice for example would be a subject for June when the summer solstice occurs.

The classes will have 20 students in attendance. The hours of the classes will vary. During the week the class operational time will be 6:30pm-8:00pm and weekends between 12:00pm-6:00pm.

The location is perfect for my business because it is a central location that can easily be traveled to from all directions of the valley using the I-15, I-515 (US95) or 215.

This location is safe. It is very well-lit and there are security cameras everywhere. (As a woman and most of the students are women, this is important). The building and grounds are clean, nice, and well kept.

The suite layout is the perfect design with space for classes. Every student will have their personal space.

The square footage of my Suite is 1,318rsf. There are 427 parking spaces provided and the requirement is 247 spaces.

This space will provide a place for people to come and explore their Spiritual path. I was raised in a traditional religious church setting but I was also interested in other spiritual concepts. I want to provide a safe, peaceful place for people to learn and explore who they are, what they believe, in a non-judgmental, and supportive environment. A place where they can be their authentic selves and gather and learn with like-minded folks. The spiritual community needs these places.

Thank you -- Karen Jackson/Celtic Sparrow

06/04/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0137-PSI WARM SPRINGS, LLC:

USE PERMIT for an office on 4.36 acres in an IP (Industrial Park) Zone.

Generally located on the north side of Warm Springs Road and the west side of Belcastro Street within Spring Valley. MN/r/r/ng (For possible action)

RELATED INFORMATION:

**APN:**

176-03-813-002 through 176-03-813-004

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7225 Belcastro Street
- Site Acreage: 4.36
- Project Type: Office
- Number of Stories: 2
- Building Height (feet): 34
- Square Feet: 47,826 (Building 1)/26,922 (Building 2)/1,200 (proposed office in Building 2)
- Parking Required/Provided: 112/154

Site Plan

The plan shows 2 existing office/warehouse buildings on the site. The buildings are surrounded by existing parking areas with access provided by 2 driveways on Belcastro Street to the east and 1 driveway on Warm Springs Road to the south. Building 1 is located on the southern portion of the site near Warm Springs Road. Building 2 is located north of Building 1. The proposed office will be located within a portion of the east side of Building 2 which will require tenant improvements with no exterior changes proposed.

Landscaping

Photos have been provided showing existing landscaping around Building 2 and within the surrounding parking areas. No changes to the existing landscaping are proposed.

### Elevations

Photos have been provided of the existing elevations of Building 2 showing all 4 sides of the building. The 2 story building is 34 feet in height with a modern architectural articulated design with storefront windows and recessed entries. No changes to the exterior of the building are proposed.

### Floor Plans

The plans indicate that the proposed offices will utilize a 330 square foot conference room on the ground floor. On the second floor there will be 3 offices ranging from 130 square feet to 306 square feet, a 42 square foot kitchenette adjoining an open area that is 180 square feet and a restroom. The overall square footage of the proposed office is 1,200 square feet.

### Applicant's Justification

The applicant states they are requesting to have an office as a primary use in the IP zone which requires a use permit. Their business is a management services company which intends to occupy 1,200 square feet of an existing building. The business will use 3 offices, an open area with seating and kitchenette, 1 restroom, and 1 conference room. The hours of operation will be Monday through Friday from 8:00 a.m. to 4:00 p.m. with 3 employees in the office. The applicant states the existing parking is sufficient for the proposed use along with existing uses on the subject site.

### Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500091	1 lot commercial subdivision	Approved by BCC	September 2021
VS-21-0289	Vacated and abandoned patent easements	Approved by BCC	September 2021
NZC-21-0290	Reclassified the site from R-E to M-D zoning with waivers for setbacks, landscaping, and driveway geometrics for an office/warehouse complex	Approved by BCC	September 2021

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Office/warehouse complex
South	Compact Neighborhood (up to 18 du/ac) & Neighborhood Commercial	RM18 & CG	Single family residential & commercial retail center
East	Public Use	PF	Water reservoir & pump station
West	Neighborhood Commercial	CP	Office building

The subject site and surrounding properties are in the Public Facilities Needs Assessment (PFNA) area.



## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Use Permit

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

The proposed offices appear to be compatible with the IP zone which is intended to accommodate low-intensity industry, processing, wholesaling, research and development and supporting offices. The location is accessed from an arterial street, Warm Springs Road, and a local street, Belcastro Street. These streets are fully improved and should be able to accommodate any minor increase in traffic generated by the proposed use. Existing parking is more than adequate to serve the proposed use as well as existing and future uses on the site which share the parking areas. It does not appear that the proposed use will have any adverse effects on the surrounding properties nor impose an undue burden on the existing infrastructure. Therefore, staff can support this request.

#### **Staff Recommendation Approval.**

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- 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: PARTING SEAS**

**CONTACT: PARTING SEAS, 7225 BELCASTRO STREET, SUITE 100, LAS VEGAS, NV  
89113**

**DRAFT**



# Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 176-03-813-002, 176-03-813-003 & 176-03-813-004

PROPERTY ADDRESS/ CROSS STREETS: 7225 Belcastro St suite 100 Las Vegas NV 89113

### DETAILED SUMMARY PROJECT DESCRIPTION

*Applying for a Use Permit to have office as a primary use in an IP zoning.*

### PROPERTY OWNER INFORMATION

NAME: PSI Warm Springs LLC

ADDRESS: 7225 Belcastro St suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-990-5358

CELL \_\_\_\_\_

EMAIL: admin@partingseas.com

### APPLICANT INFORMATION (must match online record)

NAME: Armed Forces Loans of Nevada, Inc.

ADDRESS: 7225 Belcastro St suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-868-6204

CELL \_\_\_\_\_

EMAIL: Noelle@afl.net

### CORRESPONDENT INFORMATION (must match online record)

NAME: Noelle Ebro

ADDRESS: 7225 Belcastro St suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-990-5358

CELL \_\_\_\_\_

EMAIL: Noelle@partingseas.com

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

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

Property Owner (Signature)\*

Jason Matalon  
Property Owner (Print)

3/6/2024  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0137  
PC MEETING DATE 6/4/2024  
BYC MEETING DATE \_\_\_\_\_  
TAB/CAC LOCATION Spring Valley

ACCEPTED BY NAT  
DATE 4/1/2024  
FEES \$1,000.00

DATE 5/14/2024

*7225 Belcastro St.suite 100  
Las Vegas, NV 89118*



*Phone (800) 706-9676  
Fax: (800) 698-0914*

March 4, 2024

Department of Business License  
500 South Grand Central Pkwy, 3rd Floor  
Box 551810  
Las Vegas, NV 89155-1810

Subject: Comprehensive Planning Application for Armed Forces Loans of Nevada, Inc. Record number 24-100227

Dear Comprehensive Planning Department,

We are requesting a special use permit for 7225 Belcastro St Suite 100 Las Vegas, NV 89113 for Armed Forces Loans of Nevada, Inc. to have Office as the primary use since the present zoning is (IP) Industrial Park. We are a management services company, and our primary business activities are project management and administration.

The total square footage of office space we need to occupy is 1,200 sq ft. For office use it is 1 parking stall per every 400 sq ft. Our office will need 3 parking spaces. We will use 3 offices, an open area with seating and kitchenette, 1 restroom and 1 conference room. The hours of operation are Monday through Friday, 8:00am to 4:00pm PST. Three employees are required to be in the office Monday to Friday. We will not make any changes to the building's external landscaping.

There are two buildings that share the same parking lot. Armed Forces Loans of Nevada, Inc. and Johnson Controls occupy the same building located at 7225 Belcastro St. Johnson Controls occupies 8,300 sq ft of office and 11,346 of warehouse. For office use it is 1 parking stall per every 400 sq ft. For warehouse use it is 1 parking stall per every 1,000 if the warehouse is 100,000 or less. Johnson Controls will need 33 parking spaces. Between Armed Forces Loans of Nevada, Inc and Johnson Controls we will need a total of 36 parking spaces. Currently, no business is open at the second building that shares the same parking lot located at 7240 Warm Springs Rd. The business center parking lot offers 156 parking spaces.

Please feel free to contact me with any questions. Thank you.

Sincerely,

Jason Matalon

06/04/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0150-TANAKA TRUST:**

**USE PERMIT** for accessory dwelling units.

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate setbacks for a carport in conjunction with a single family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located 100 feet west of Duneville Street and on the south side of Oakey Boulevard within Spring Valley. RM/rg/ng (For possible action)

---

RELATED INFORMATION:

**APN:**

163-01-301-007

**WAIVER OF DEVELOPMENT STANDARDS:**

Eliminate the side yard setback for an existing carport to zero feet where a minimum of 7 feet is required per Table 30.02-4 (a 100% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5835 W. Oakey Boulevard
- Site Acreage: 0.47
- Project Type: 2 accessory dwellings
- Number of Stories: 2 (accessory dwellings)
- Building Height (feet): 24.5
- Square Feet: 2,196 (single family dwelling)/384 (carport)/144 (detached shed)/2,280 (accessory dwelling first floor)/2,280 (accessory dwelling second floor)
- Parking Required/Provided: 4/4

**Site Plan**

The plan depicts a 0.47 acre lot with an existing 2,196 square foot single family dwelling that was built in 1975, located on the north half of the lot with public street access on Oakey Boulevard. An existing, unpermitted attached carport is located on the west side of the single family dwelling. In addition, an existing accessory structure (detached shed) is located near the southwest corner of the property. Lastly, a 2 story building containing 2 accessory dwellings is proposed in the rear yard located between the existing swimming pool and the southern property

line. The proposed 2 story building setbacks are greater than 10 feet from the west and east property lines and 30 feet from the south property line.

Landscaping

The property has existing landscaping. No changes are required or proposed.

Elevations

The proposed accessory dwelling overall height is 24 feet 6 inches tall, which includes an exterior staircase entrance to the second floor on the east side of the building. The proposed color and exterior materials will match the primary dwelling, which has wood panel siding in beige color and gray roof shingles.

Floor Plan

The proposed accessory dwelling depicts 2,280 square feet, on each the first and second floors for a total of 4,560 square feet. The first floor includes 3 bedrooms, 2 full bathrooms, 2 powder rooms, dining room, living room, family room, and a kitchen. The second floor includes 4 bedrooms, 2 full bathrooms, 2 powder rooms, dining room, living room, family room, and a kitchen. The plan indicates an exterior stair access to the second floor as well as a staircase within the interior of the proposed building.

Applicant's Justification

The owner is proposing to build the accessory dwelling with 2 units as an accessory apartment for family members to occupy. No justification was provided for the use permit.

Surrounding Land Use

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

**STANDARDS FOR APPROVAL:**

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

Analysis

Comprehensive Planning

Use Permit

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

Staff reviews use permit requests to ensure compatibility with existing development in the area. The subject property is only 0.47 acres and the proposed 2 accessory dwellings exceed the size

of the primary dwelling's floor area, thus intensifying the use occurring on the site. One accessory dwelling is permitted; however, having 2 units plus the primary dwelling appears more as a multiple family residential use. Therefore, the proposed 2 accessory dwelling units are not compatible and harmonious with the existing development on-site and in the surrounding area.

#### Waiver of Development Standards

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

The existing carport was constructed without a building permit. As such, the structure was never reviewed to determine its setback. The applicant would otherwise have been notified of the setback requirements. Staff finds that the eliminated setback is a self-imposed hardship. Therefore, staff recommends denial.

#### **Staff Recommendation**

Denial.

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

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

##### **Comprehensive Planning**

If approved:

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

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

- No comment.

##### **Fire Prevention Bureau**

- No comment.



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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MINEO TANAKA**

**CONTACT: MINEO TANAKA, 5835 W. OAKLEY BOULEVARD, LAS VEGAS, NV 89146**

DRAFT





# Department of Comprehensive Planning Application Form

5

ASSESSOR PARCEL #(s): 163-01-301-007

PROPERTY ADDRESS/ CROSS STREETS: 5835 W. Oakley Blvd, NV Las Vegas 89146

### DETAILED SUMMARY PROJECT DESCRIPTION

I'm applying for a use permit to allow for two accessory dwellings on the property,

### PROPERTY OWNER INFORMATION

NAME: Minea Tanaka  
ADDRESS: 5835 W. Oakley Blvd, NV, ~~Las Vegas~~  
CITY: Las Vegas STATE: NV ZIP CODE: 89146  
TELEPHONE: 702-907-0355 CELL \_\_\_\_\_ EMAIL: mineetanaka@gmail.com

### APPLICANT INFORMATION (must match online record)


NAME: Same as above  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: Same as above  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

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

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

  
Property Owner (Signature)\*

Mineo Tanaka  
Property Owner (Print)

4/8/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) 24-0150

ACCEPTED BY JM

PC MEETING DATE 4/4/24

DATE 4/8/24

BCC MEETING DATE \_\_\_\_\_

FEES 1000.00

TAB/CAC LOCATION Spring Valley

DATE 5/14/24

Justification letter:

I'm applying for a use permit to allow the accessory dwelling to exceed the gross floor area of the primary dwelling.

I'm applying for a use permit to allow for two accessory dwellings on the property.

I'm applying for a use permit to allow for a different roof line than the primary dwelling.

I'm applying for a use permit to allow for the first floor to be used by her wife's mother and the second floor is used by my son ,his wife.

I'm applying for a use permit to allow for the exterior walls to have the same siding as the existing house, but the pool side wall has an orange and beige vertical striped pattern.



6

06/04/24 PC AGENDA SHEET

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-24-0125-GRACE PRESBYTERIAN CHURCH:**

**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Bonita Vista Street (alignment) and a portion of right-of-way being Durango Drive located between Russell Road and Oquendo Road within Spring Valley (description on file). JJ/bb/ng (For possible action)

RELATED INFORMATION:

APN:  
163-32-501-013

LAND USE PLAN:  
SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**  
**Project Description**

The applicant is requesting to vacate a portion of right-of-way (5 feet wide) being Durango Drive for the installation of detached sidewalks. Furthermore, this application will also vacate and abandon patent easements existing throughout the subject parcels. These easements are no longer needed and are not part of the future site design and development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-23-400137 (UC-0762-17)	Fourth extension of time for a place of worship	Approved by BCC	November 2023
ET-22-400125 (UC-0762-17)	Third extension of time for a place of worship	Approved by BCC	January 2023
ET-21-400001 (UC-0762-17)	Second extension of time for a place of worship	Approved by BCC	March 2021
ADET-19-900657 (UC-0762-17)	First extension of time for a place of worship	Approved by ZA	September 2019
UC-0762-17	Increased the height of an ornamental spire for a place of worship	Approved by BCC	October 2017
ZC-1744-03 (WC-04-0234)	Waived conditions of a zone change in conjunction with a shopping center	Approved by BCC	October 2004

### Prior Land Use Requests

Application Number	Request	Action	Date
TM-0371-04	Commercial subdivision	Approved by PC	August 2004
ZC-1744-03	Reclassified from R-E to C-2 zoning for a shopping center	Approved by BCC	December 2003

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South	Corridor Mixed-Use	CG	Undeveloped
East	Neighborhood Commercial	CG	Offices
West	Corridor Mixed-Use	RM32	Multiple family residential

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

- Right-of-way dedication to include 30 feet for Oquendo Road;

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ROSALINDA MEADOR-APARICIO**

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







# Department of Comprehensive Planning Application Form

6

ASSESSOR PARCEL #(s): 163-32-501-013

PROPERTY ADDRESS/ CROSS STREETS: DURANGO & OQUENDO

### DETAILED SUMMARY PROJECT DESCRIPTION

Submitting for vacation of patent easements along the north/south/west boundary lines of our site. This site is for a place of worship.

### PROPERTY OWNER INFORMATION

NAME: GRACE PRESBYTERIAN CHURCH  
ADDRESS: 9520 BOTTLE CREEK LANE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89117  
TELEPHONE: N/A CELL 702-384-4554 EMAIL: SPLUMMERGCW@GMAIL.COM

### APPLICANT INFORMATION

NAME: GRACE PRESBYTERIAN CHURCH  
ADDRESS: 9520 BOTTLE CREEK LANE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89117 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: N/A CELL 702-384-4554 EMAIL: SPLUMMERGCW@GMAIL.COM

### CORRESPONDENT INFORMATION

NAME: TANEY ENGINEERING (Shannon Cooper)  
ADDRESS: 6030 SOUTH JONES BLVD  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ EMAIL: ShannonC@taneycorp.com

\*Correspondent will receive all project communication

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

[Signature]  
Property Owner (Signature)\*

Scott Plummer  
Property Owner (Print)

2-5-24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) 24-0125  
PC MEETING DATE 6/4/24  
BCC MEETING DATE \_\_\_\_\_  
TAB/CAC LOCATION Spring Valley

ACCEPTED BY Sm  
DATE 2/27/25  
Fee 1,200.00

DATE 5/14/24



## TANEY ENGINEERING

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

March 20, 2024

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

**Re: Durango & Oquendo  
APR-24-100133  
APN: 163-32-501-013  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Grace Presbyterian Church, is respectfully submitting justification for the following vacations.

### **Patent Easement Vacation**

This request is to vacate 33-foot-wide portions of a patent easement located along the north and west property boundaries of the subject parcel.

Due to the subject parcel being developed into a church, the stated patent easement is no longer necessary.

### **Right-of-Way Vacation**

This request is to vacate portions of Oquendo Road and Durango Drive, public right-of-ways conveyed to Clark County.

These vacations are requested so that a 5-foot-wide attached sidewalk may be continued along Oquendo Road and a 5-foot-wide detached sidewalk may be constructed along Durango Drive.

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

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

Sincerely,

Susan Florian  
Land Planner



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06/05/24 BCC AGENDA SHEET

**PUBLIC HEARING**

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

**ET-24-400045 (NZC-21-0325)-JONES-TROPICANA, LLC:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 1.9 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone. **WAIVER OF DEVELOPMENT STANDARDS** to reduce the height/setback ratio to single family residential.

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

Generally located 190 feet north of Tropicana Avenue and 270 feet east of Jones Boulevard within Spring Valley. MN/my/ng (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-24-410-008; 163-24-410-011

**WAIVER OF DEVELOPMENT STANDARDS:**

To reduce the height/setback ratio to 86 feet where 105 feet is required (an 18% reduction).

**DESIGN REVIEWS:**

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

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4846 S. Jones Boulevard
- Site Acreage: 1.9
- Project Type: Multiple family residential
- Number of Lots/Units: 44
- Density (du/ac): 23.2
- Number of Stories: 3
- Building Height (feet): 35
- Open Space Required/Provided: 4,400/15,000
- Parking Required/Provided: 79/82

### Site Plan

The approved site plan depicts 2 parcels on either side of a private drive. The main parcel on the east side of the private drive is L-shaped while the parcel on the west side is rectangular. The apartment building is located entirely on the L-shaped parcel and follows the shape of the parcel itself. The project includes 44 apartment units on 1.9 acres for an overall density of 23.2 dwelling units per acre. Parking is shown primarily to the north and east of the main structure. A trash enclosure is shown south of the apartment building and the southern driveway is a gated exit only drive. Access is provided from a private drive that has access to both Jones Boulevard and Tropicana Avenue. The parcel located on the western side of the private drive is proposed to be developed as an auxiliary parking lot with 18 parking stalls.

### Landscaping

The approved landscape plan depicts a 6 foot wide landscape planter along the perimeter of the main parcel. This planter has 24 inch box trees planted 20 feet on center with various shrubs and groundcover. There are additional landscape plantings around the perimeter of the building and within the parking areas.

### Elevations

The approved elevations depict a 3 story, 35 foot tall building with a flat roof behind parapet walls. There are exterior stairways located on both the north and south elevations. Balconies and/or patios are located on all 4 sides of the apartment building which will have a stucco façade painted in various complimentary colors.

### Floor Plans

The project will be composed of 17, one bedroom units and 27, two bedroom units. The smallest 1 bedroom unit is approximately 710 square feet and the largest 2 bedroom unit is 1,110 square feet. All units are composed of rooms typically associated with this type of use.

### Signage

Signage was not a part of the original request.

### Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0325:

#### Current Planning

- Resolution of Intent to complete in 3 years;
- Provide grilling areas with benches in the landscaped areas at the corners of the site;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified

in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- 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 #0271-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant states that they need more time to receive their permits with the requested zoning. The applicant says that they are in the process of receiving off-site and building permits.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-21-0325	Reclassified from C-1 & C-2 to a CG zoning, with a waiver for height/setback ratio, and a design review for multiple family housing	Approved by BCC	September 2021
UC-20-0050	Vehicle maintenance and repair facility with waivers to reduce residential separation and design review	Approved by PC	March 2020
UC-2138-98	Check cashing facility	Approved by PC	February 1999
UC-0397-98	Use permit and design review for dry cleaners	Approved by PC	April 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	CG	Manufactured home park
South & West	Corridor Mixed-Use	CG	Remaining portions of the shopping center

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

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

Staff finds that no building permits have been applied for on either parcel. A minor subdivision is in technical review by the Public Works Mapping Team. Since this is the first extension of time, staff can support the request. However, staff may not be able to support future extension of time requests if no steps have been taken towards completion of the project. Also, an updated Code has been adopted and the expectation is that future projects comply with the new code requirements.

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

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

#### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Until September 22, 2026 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: JONES-TROPICANA LLC**

**CONTACT: ALI KAVEH, PLATINUM, 6830 S. RAINBOW, #200, LAS VEGAS, NV 89118**

**DRAFT**



ET-24-400045



# Department of Comprehensive Planning Application Form

7

ASSESSOR PARCEL #(s): 163-24-410-008 + 163-24-410-011

PROPERTY ADDRESS/ CROSS STREETS: Jones + Tropicana

### DETAILED SUMMARY PROJECT DESCRIPTION

N2C-21-0325

### PROPERTY OWNER INFORMATION

NAME: Jones Tropicana LLC  
ADDRESS: 6830 S. Rainbow  
CITY: LV STATE: NV ZIP CODE: 89118  
TELEPHONE: \_\_\_\_\_ CELL 702 277-0194 EMAIL: platinumhsc9@aol.com

### APPLICANT INFORMATION (must match online record)

NAME: Jones - Tropicana LLC  
ADDRESS: 6830 S. Rainbow  
CITY: LV STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL 702 277-0194 EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: Ali Kaveh  
ADDRESS: 6830 S. Rainbow  
CITY: LV STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL 702 277-0194 EMAIL: platinumhsc9@aol.com

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

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

[Signature]  
Property Owner (Signature)\*

Ali Kaveh  
Property Owner (Print)

9-3-24  
Date

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

APPLICATION # (s) ET-24-400045  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 6-5-24  
TAB/CAC LOCATION Spring Valley

ACCEPTED BY MH  
DATE 4-8-24  
FEES \$1,400

DATE 5-14-24

ET-24-400045

**4-3-2024**

NZC-21-0325

**Clark County planning and Zoning**

To whom it may concern,

Please accept this letter requesting an extension of time on APN 163-24-410-008 & 011. We are in the process of receiving our building and off site permits and would like to request an extension of time for our current zoning

Sincerely



Ali Kaveh  
(702)277-0193



06/05/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-24-0149-PRIME BUILDING & DEVELOPMENT, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway geometrics in conjunction with an existing single family residential subdivision on 1.91 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60 & AE-65) and Neighborhood Protection (RNP) Overlays.

Generally located on the south side of Post Road and the west side of Duneville Street within Spring Valley. MN/tpd/ng (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
163-36-401-073 through 163-36-401-076

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce distance from the property line to the call box to 30 feet where 50 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).
- b. Reduce driveway width to 40 feet where 48 feet is required per Uniform Standard Drawing 222.1 (a 16% reduction).
- c. Reduce call box median width to 2 feet where 4 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).

**LAND USE PLAN:**  
SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**  
**Project Description**

General Summary

2. Site Address: 6315, 6325, 6335, and 6345 Duneville Street
3. Site Acreage: 1.91
4. Project Type: Driveway geometrics
5. Number of Lots: 4

Site Plan & Elevations

The proposed plan depicts an existing 4 lot single family residential subdivision with access off Duneville Street. Access to the site will be restricted via a proposed 8 foot tall decorative metal gate. The gate will be set back more than 50 feet from the lip of the gutter along Duneville Street with a call box that is 30 feet from the property line. The driveway will be 40 feet in width, a 2 foot wide median will separate the driveway into 2 equal lanes for ingress and egress.

Landscaping

No new landscaping is proposed with this request.

Applicant's Justification

The applicant states the existing 4 lot subdivision's driveway width, median width, and distance between the right-of-way and the call box, does not adhere to Uniform Standard Drawing 222.1. The applicant has worked with Clark County Public Works and Clark County Fire Department to gain preliminary clearance for this design.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-20-0186	Vacated and abandoned easements located between Post Road and Teco Avenue, and between Duneville Street and Rockmine Court	Approved by BCC	May 2020
ZC-1111-08	Reclassified 207 acres from RS20 (AE-60 & AE-65) to RS20 (AE-60 & AE-65) (RNP I) zoning	Approved by BCC	February 2009

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65) (RNP I)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Waiver of Development Standards

Staff has no objection to the reduction in the distance from the property line to the call box, driveway width, and reduction in call box median width as the applicant has worked with staff to provide room for vehicles to exit the right-of-way, reducing stacking in the right-of-way.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Traffic study and compliance.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PRIME BUILDING & DEVELOPMENT, LLC

**CONTACT:** WOOD RODGERS, 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV 89113





# Department of Comprehensive Planning Application Form

8

ASSESSOR PARCEL #(s): 163-36-401-073, 074, 075, 076

PROPERTY ADDRESS/CROSS STREETS: POST RD & DUNSMITH STREET

DETAILED SUMMARY PROJECT DESCRIPTION

ADDITION OF A GATE TO AN EXISTING 4-LOT RESIDENTIAL SUBDIVISION

PROPERTY OWNER INFORMATION

NAME: PRIME BUILDING & DEVELOPMENT LLC  
 ADDRESS: 10040 W. CHERRYWOOD AVE # 170-73  
 CITY: LV STATE: NV ZIP CODE: 89129  
 TELEPHONE: 949-22-7303 CELL: - EMAIL: LANOON@LANOONMILLERHOMES.COM

APPLICANT INFORMATION

NAME: JESSIE PATCHETT  
 ADDRESS: 8345 W. SUNSET RD # 150  
 CITY: LV STATE: NV ZIP CODE: 89117 REF CONTACT ID # -  
 TELEPHONE: 916 932 6677 CELL 916 932 6677 EMAIL: jpatchett@woodpeckers.com

CORRESPONDENT INFORMATION

NAME: SAME AS APPLICANT  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

\*Correspondent will receive all project communication

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

[Signature]  
 Property Owner (Signature)\*

Lander Miller  
 Property Owner (Print)

3-13-24  
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0149

ACCEPTED BY Tyler (tpd)

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

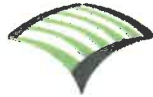
DATE 4/4/24

BCC MEETING DATE 6/05/24

\$300.00

TAB/CAC LOCATION Spring Valley

DATE 5/14/24



# WOOD RODGERS

March 21, 2024

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

**PLANNER  
COPY**

**Subject: Justification Letter for a Title 30 Administrative Waiver of Development Standards Application  
(APN 163-36-401-073, 074, 075, 076)**

Clark County Planning Staff:

On behalf of our client Prime Building & Development, LLC, we are applying for an administrative waiver for a gate to be added to an existing four-lot subdivision.

**Justification**

This is an existing four-lot residential subdivision that the owner would like to add a gate to. The existing cul-de-sac driveway width, median width, and distance between the Right-of-Way and the call box, is not sufficient enough to accommodate the CCAUSD Standard Drawing 222.1. Therefore, the proposed design has been coordinated with CCPW and CCFD to gain preliminary, informal concurrence with the concept presented. The table below illustrates the standards required for each dimension per CCAUSD 222.1, as well as what is being proposed.

Required Distance per CCAUSD 222.1	Proposed Distance
ROW to Call Box: 50-feet	ROW to Call Box: 30-feet
Driveway Width: 48-feet	Driveway Width: 40-feet
Median Width: 4-feet	Median Width: 2-feet

We believe this request is appropriate based on the conclusions presented to CC Planning, CC Public Works, and the CC Fire Department. We respectfully seek your approval of this waiver application.

Respectfully,

Jesse Patchett, P.E., C.F.M.  
Principal Engineer  
**Wood Rodgers, Inc.**  
8345 W Sunset Road, Suite 150  
Las Vegas, NV 89113  
916.932.6677 Mobile  
[jpatchett@woodrogers.com](mailto:jpatchett@woodrogers.com)



3/21/24

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# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 191-06-318-006

PROPERTY ADDRESS/ CROSS STREETS: Augusta Canyon Way / Oakmont Hills Lane

### DETAILED SUMMARY PROJECT DESCRIPTION

Augusta Canyon Phase 10 & 11 - Tentative Map within Southern Highlands Master Plan  
*Design Review*

### PROPERTY OWNER INFORMATION

NAME: Olympia Centennial, LLC  
ADDRESS: 11411 Southern Highlands Pkwy, Suite 300  
CITY: Las Vegas STATE: NV ZIP CODE: 89141  
TELEPHONE: 702-220-6565 CELL: \_\_\_\_\_ EMAIL: carmstrong@olympiacompanies.com

### APPLICANT INFORMATION

NAME: Southern Highlands Investment Partners, LLC  
ADDRESS: 11411 Southern Highlands Pkwy, Suite 300  
CITY: Las Vegas STATE: NV ZIP CODE: 89141 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-220-6565 CELL: \_\_\_\_\_ EMAIL: carmstrong@olympiacompanies.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Roxanne Leigh  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 131791  
TELEPHONE: 702-284-5300 CELL: \_\_\_\_\_ EMAIL: lvproc@westwoodps.com

\*Correspondent will receive all project communication

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

*[Signature]*  
Property Owner (Signature)\*

*Chris Carmstrong*  
Property Owner (Print)

*2.6.2024*  
Date

### DEPARTMENT USE ONLY

<input type="checkbox"/> AP	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUE	<input type="checkbox"/> IN	<input type="checkbox"/> IFC	<input type="checkbox"/> WY
<input type="checkbox"/> AUR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> YC	<input type="checkbox"/> VR	<input type="checkbox"/> ZC
<input type="checkbox"/> AL	<input type="checkbox"/> DR	<input type="checkbox"/> P:ID	<input type="checkbox"/> SDP	<input type="checkbox"/> IM	<input type="checkbox"/> WL	<input type="checkbox"/> OTHER

APPLICATION # JM-24-500026 ACCEPTED # \_\_\_\_\_

PC APPROVAL DATE \_\_\_\_\_ ISSUED \_\_\_\_\_

PC REVIEW BY DATE \_\_\_\_\_

DATE \_\_\_\_\_

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OLY2402-000

March 13, 2024

Clark County Development Services  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

PLANNER  
COPY

TM-21-50002

Re: Justification Letter for a Tentative Map for Augusta Canyon Phase 10 & 11  
APNs: 191-06-401-006, 191-06-318-006, 191-06-318-003, 191-06-319-004,  
191-06-319-003, 191-06-315-019, 191-06-314-028, 191-06-301-010, 191-06-315-014,  
191-06-315-015

To Whom It May Concern:

### **Project Description:**

Westwood Professional Services, on behalf of our client, Olympia Companies LLC, respectfully request the review of the accompanying Applications for a Tentative Map within the Southern Highlands Planned Community. This request is for a tentative map for 32 custom lots and 5 common element lot on approximately 47.6 acres. The lots will be located along private drives (Olympia Summit Drive and Augusta National Drive). This project proposes to extend Olympia Summit Drive with the same street section into APNs 191-06-318-006 and 191-06-401-006 for lot access.

### Easement Plan

Easement Plan has been provided with this submittal.

### Proposed Grading and Cross Sections:

An overall grading plan is not provided due to the varying nature of custom lot grading particularly on steep terrain. Individual grading plans will be provided for each custom lot for approval and permitting. Cross sections are provided depicting the existing elevations for the site without proposed pad elevations.

### Landscape Plan

Landscape Plans have been provided with this submittal to show landscaping along the southern half of the proposed private street cul-de-sac and area of desert revegetation on scarping area. The intent will be to restore the desert revegetation area to its current natural appearance once improvements are completed.

The project is located within Southern Highlands Master Planned Community and is under Clark County Title 29. Since the proposed lots will be for custom homes, no floor plans or elevations are included with this submittal.

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

A handwritten signature in blue ink that reads "Isaac Guzman". The signature is written in a cursive style with a large initial 'I'.

Isaac Guzman, P.E.  
Project Manager

CC:  
Roxanne Leigh, Westwood

