



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

June 13, 2023

6:00pm

## AGENDA

### Note:

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

Board/Council Members: John Getter, Chair  
Dale Devitt  
Randy 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.

- III. Approval of Minutes for May 30, 2023. (For possible action)
- IV. Approval of the Agenda for June 13, 2023 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. **ET-23-400045 (VS-21-0644)-SUNSET INTERCHANGE, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Sunset Road and Wagon Trail Avenue, and between Quarterhorse Lane and Dapple Gray Road, a portion of a right-of-way being Sunset Road located between Quarterhorse Lane and Dapple Gray Road, and a portion of Wagon Trail Avenue between Quarterhorse Lane and Dapple Gray Road within Spring Valley (description on file). JJ/mh/syp (For possible action) **06/20/23 PC**
  - 2. **ET-23-400060 (UC-20-0413)-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) place of worship; and 2) increase the height of ornamental spires and domes.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEW** for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District.  
 Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/mh/syp (For possible action) **06/20/23 PC**
  - 3. **ET-23-400062 (VS-20-0433)-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County between Quail Avenue and Oquendo Road and between Santa Margarita Street and Redwood Street (alignment) within Spring Valley (description on file). MN/mh/syp (For possible action) **06/20/23 PC**
  - 4. **ET-23-400061 (UC-21-0141)-REMINGTON UTE, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for vehicle maintenance service bay doors facing the street.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced landscaping; and 2) alternative driveway geometrics.  
**DESIGN REVIEW** for an in-line commercial development on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 330 feet south of Oquendo Road within Spring Valley. MN/nai/syp (For possible action) **06/20/23 PC**

5. **UC-23-0216-DIGITAL DESERT B P C1, LLC:**  
**USE PERMIT** for outdoor live entertainment.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the minimum separation from a residential use to outdoor live entertainment in conjunction with a mixed-use development on a 5.1 acre portion of a 42.4 acre site within a C-2 (Commercial General) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/sd/syp (For possible action) **06/20/23 PC**
  
6. **UC-23-0252-TROPICAL FLAMINGO PLAZA, LLC:**  
**USE PERMIT** for on-premises consumption of alcohol (supper club) in conjunction with a restaurant within a retail center on a portion of 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Buffalo Drive, 265 feet south of Flamingo Road within Spring Valley. MN/jud/syp (For possible action) **06/20/23 PC**
  
7. **UC-23-0280-PIONEER SQUARE LLC:**  
**USE PERMIT** to allow a convenience store less than 200 feet from a residential use on a portion of 1.8 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Decatur Boulevard and Pioneer Avenue within Spring Valley. JJ/bb/syp (For possible action) **06/20/23 PC**
  
8. **ET-23-400058 (NZC-20-0039)-BELTWAY ASSOCIATES, LTD:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 5.2 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) increase building height; 2) increase wall height; and 3) modified driveway design standards.**  
**DESIGN REVIEWS** for the following: **1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) increase finished grade.** Generally located on the east side of Eula Street and the north side of Rochelle Avenue (alignment) within Spring Valley (description on file). JJ/dd/syp (For possible action) **06/21/23 BCC**
  
9. **UC-23-0135-RAINBOW 26 LLC:**  
**AMENDED HOLDOVER USE PERMITS** for the following: **1) convenience store; 2) gasoline station; and 3) vehicle maintenance.**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) alternative landscaping; 2) reduce parking; 3) reduce driveway approach and departure distances from the intersection; and 4) allow a modified driveway design.**  
**DESIGN REVIEWS** for the following: **1) alternative parking lot landscaping; 2) a proposed shopping center; and 3) finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District.** Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/lm/syp (For possible action) **06/21/23 BCC**

10. **VS-23-0136-RAINBOW 26 LLC:**  
**AMENDED HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street, and between Oquendo Road and Quail Avenue, and a portion of right-of-way being Rainbow Boulevard located between Oquendo Road and Quail Avenue, and a portion of right-of-way being Quail Avenue located between Rainbow Boulevard and Santa Margarita Street (previously not notified) within Spring Valley (description on file). MN/lm/syp (For possible action) **06/21/23 BCC**
  
11. **UC-23-0225-NP DURANGO, LLC:**  
**USE PERMIT** for live entertainment.  
**DESIGN REVIEWS** for the following: **1)** minor expansion to a resort hotel; and **2)** tandem parking spaces on 50.0 acres in an H-1 (Limited Resort and Apartment) within a P-C (Planned Community) Overlay District within the Rhodes Ranch Master Planned Community. Generally located between the CC 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/syp (For possible action) **06/21/23 BCC**
  
12. **WS-23-0241-AMH NV14 DEVELOPMENT, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; and **2)** non-standard improvements.  
**DESIGN REVIEW** for finished grade on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/sd/syp (For possible action) **06/21/23 BCC**
  
13. **ZC-23-0204-PN II, INC:**  
**ZONE CHANGE** to reclassify 3.2 acres from a P-F (Public Facility) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce street intersection off-set.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** finished grade within the CMA Design Overlay District. Generally located on the northwest corner of Oquendo Road and Cimarron Road within Spring Valley (description on file). MN/al/syp (For possible action) **06/21/23 BCC**
  
14. **VS-23-0205-PN II, INC:**  
**VACATE AND ABANDON** a portion of right-of-way being Cimarron Road located between Quail Avenue and Oquendo Road and a portion of a right-of-way being Oquendo Road located between Cimarron Road and Tomsik Street (alignment) within Spring Valley (description on file). MN/al/syp (For possible action) **06/21/23 BCC**
  
15. **TM-23-500058-PN II, INC:**  
**TENTATIVE MAP** consisting of 24 single family residential lots and common lots on 3.2 acres in an R-2 (Medium Density Residential) Zone within the CMA Design Overlay District. Generally located on the northwest corner of Oquendo Road and Cimarron Road within Spring Valley. MN/al/syp (For possible action) **06/21/23 BCC**



16. **ZC-23-0220-EHRLICH INVESTMENT TRUST 1979:**  
**ZONE CHANGE** to reclassify approximately 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative landscaping and attached sidewalk.  
**DESIGN REVIEW** for a single family residential development. Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley (description on file). JJ/rk/syp (For possible action) **06/21/23 BCC**
17. **TM-23-500061-EHRLICH INVESTMENT TRUST 1979:**  
**TENTATIVE MAP** consisting of 37 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley. JJ/rk/syp (For possible action) **06/21/23 BCC**
18. **ZC-23-0223-CLARK COUNTY REAL PROPERTY MANAGEMENT:**  
**ZONE CHANGE** to reclassify 208.5 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone in the CMA Design Overlay District.  
**DESIGN REVIEW** for a park expansion (trail) with ancillary amenities and structures on a portion of 381.6 acres in an R-E (Rural Estates Residential) Zone and a P-F (Public Facility) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north and south sides of Robindale Road within Spring Valley (description on file). MN/mc/syp (For possible action) **06/21/23 BCC**
19. **ZC-23-0262-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE**, to reclassify 6.1 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** increase wall height.  
**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) finished grade within the CMA Design Overlay District. Generally located on the north side of Patrick Lane and the west side of Cimarron Road within Spring Valley (description on file). MN/rk/syp (For possible action) **06/21/23 BCC**
20. **VS-23-0263-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** a portion of right-of-way being Oquendo Road located between Tomsik Street and Cimarron Road; a portion of Cimarron Road located between Oquendo Road and Patrick Lane; and a portion of right-of-way being Patrick Lane located between Tomsik Street and Cimarron Road within Spring Valley (description on file). MN/rk/syp (For possible action) **06/21/23 BCC**
21. **TM-23-500071-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 47 lots and common lots on 6.1 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Patrick Lane and the west side of Cimarron Road within Spring Valley. MN/rk/syp (For possible action) **06/21/23 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: June 27, 2023.

X. Adjournment.

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



# Spring Valley Town Advisory Board

May 30, 2023

## MINUTES

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Board Members:	John Getter, Chair <b>PRESENT</b> Dale Devitt <b>PRESENT</b> Randy Okamura <b>PRESENT</b>	Brian A. Morris, Vice Chair <b>PRESENT</b> Dr. Juana Leia Jordan <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>PRESENT</b>	

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

**Brady Bernhart, Current Planning**

### II. Public Comment

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

- **None**

### III. Approval of **May 9, 2023**, Minutes (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE** as published

Vote: 5-0/Unanimous

### IV. Approval of Agenda for **May 30, 2023** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Brian Morris**

Action: **APPROVE** as published

Vote: 5-0/Unanimous

### V. Informational Items

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

- **Metropolitan Police Department First Tuesday Meeting at Desert Breeze Community Center, 8275 Spring Mountain Road, June 6, 2023 at 5:30pm.**

VI. Planning & Zoning

1. **UC-23-0165-BRUCE-ROCHELLE APARTMENT, LLC:**

**USE PERMIT** for a swap meet (outdoor).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) landscaping.

**DESIGN REVIEW** for a swap meet in conjunction with a vehicle repair facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road, 290 feet east of Duneville Street within Spring Valley. JJ/al/syp (For possible action) **06/06/23 PC**

Motion by: **Brian Morris**

Action: **APPROVE** per staff conditions.

**ADD:** Landscaping as presented to the Spring Valley Town Board on May 30, 2023.

Vote: 4-0/Devitt - **ABSTAIN**

2. **UC-23-0182-WOW BUILD CO. ONE, L C:**

**USE PERMITS** for the following: 1) reduce setbacks from a residential use; and 2) allow a service bay door facing a street without screening.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow non-standard improvements (landscaping) in the right-of-way; and 2) reduce landscaping.

**DESIGN REVIEW** for a vehicle (automobile) wash facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road and the east side of Durango Drive within Spring Valley. RM/bb/syp (For possible action) **06/07/23 BCC**

Motion by: **John Getter**

Action: Applicant requested **HOLD** to Spring Valley TAB Meeting on June 27, 2023.

Vote: 5-0/Unanimous

3. **ET-23-400045 (VS-21-0644)-SUNSET INTERCHANGE, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Sunset Road and Wagon Trail Avenue, and between Quarterhorse Lane and Dapple Gray Road, a portion of a right-of-way being Sunset Road located between Quarterhorse Lane and Dapple Gray Road, and a portion of Wagon Trail Avenue between Quarterhorse Lane and Dapple Gray Road within Spring Valley (description on file). JJ/mh/syp (For possible action) **06/20/23 PC**

Motion by: **John Getter**

Action: Applicant requested **HOLD** to Spring Valley TAB Meeting on June 13, 2023.

Vote: 5-0/Unanimous

4. **UC-23-0156-EVROTAS INVESTMENTS LLC ETAL & 12 KP FAMILY TRUST EXEMPTION TRUST:**  
**USE PERMIT** to allow a minor training facility in conjunction with an existing office building on 1.9 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Jones Boulevard and the north side of Eldora Avenue within Spring Valley. JJ/hw/syp (For possible action) **06/20/23 PC**
- Motion by: **Randy Okamura**  
Action: **APPROVE** per staff comments and conditions.  
Vote: 5-0/Unanimous
5. **UC-23-0201-ZIV, LLC:**  
**USE PERMITS** for the following: **1)** place of worship; and **2)** school (pre-school).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping; and **2)** signage.  
**DESIGN REVIEWS** for the following: **1)** a place of worship with daycare and pre-school facilities; and **2)** a comprehensive sign plan on 0.3 acres in a C-1 (Local Business) Zone. Generally located 200 feet west of Grand Canyon Drive, 500 feet north of Russell Road within Spring Valley. JJ/al/syp (For possible action) **06/20/23 PC**
- Motion by: **John Getter**  
Action: **APPROVE** with staff conditions.  
Vote: 5-0/Unanimous
6. **UC-23-0216-DIGITAL DESERT B P C1, LLC:**  
**USE PERMIT** for outdoor live entertainment.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the minimum separation from a residential use to outdoor live entertainment in conjunction with a mixed-use development on a 5.1 acre portion of a 42.4 acre site within a C-2 (Commercial General) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/sd/syp (For possible action) **06/20/23 PC**
- Motion by: **John Getter**  
Action: **HOLD** to Spring Valley TAB Meeting on June 13, 2023 due to applicant being a no show.  
Vote: 5-0/Unanimous
7. **VC-23-0175-HWARREN FAMILY TRUST ETAL:**  
**VARIANCE** to reduce a proposed patio cover setback in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone. Generally located on the south side of Myrtle Springs Court, approximately 125 feet east of Foster Springs Road within the Rhodes Ranch Master Planned Community. JJ/jor/syp (For possible action) **06/20/23 PC**
- Motion by: **Brian Morris**  
Action: **APPROVE**  
Vote: 4-0/Dr. Jordan stepped out of room

8. **ET-23-400042 (ZC-21-0095)-COLLABORATION CENTER FOUNDATION, INC:**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone.  
**USE PERMITS** for the following: 1) major training facility; 2) recreational facility with temporary commercial outdoor events; and 3) live entertainment.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) reduce separation from a temporary commercial outdoor event to a residential use; 3) reduce separation from outdoor live entertainment to a residential use; and 4) allow modified driveway design standards.  
**DESIGN REVIEW** for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider in the CMA Design Overlay District. Generally located on the north side of Windmill Lane and the east side of Gagnier Boulevard (alignment) within Spring Valley (description on file). MN/tpd/syp (For possible action) **06/21/23 BCC**

Motion by: **Brian Morris**  
Action: **APPROVE** subject to staff conditions  
Vote: 5-0/Unanimous

9. **ZC-23-0204-PN II, INC:**  
**ZONE CHANGE** to reclassify 3.2 acres from a P-F (Public Facility) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce street intersection off-set.  
**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) finished grade within the CMA Design Overlay District. Generally located on the northwest corner of Oquendo Road and Cimarron Road within Spring Valley (description on file). MN/al/syp (For possible action) **06/21/23 BCC**

Motion by: **John Getter**  
Action: Applicant requested **HOLD** to Spring Valley TAB Meeting on June 13, 2023.  
Vote: 5-0/Unanimous

10. **VS-23-0205-PN II, INC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Cimarron Road located between Quail Avenue and Oquendo Road and a portion of a right-of-way being Oquendo Road located between Cimarron Road and Tomsik Street (alignment) within Spring Valley (description on file). MN/al/syp (For possible action) **06/21/23 BCC**

Motion by: **John Getter**  
Action: Applicant requested **HOLD** to Spring Valley TAB Meeting on June 13, 2023.  
Vote: 5-0/Unanimous

11. **TM-23-500058-PN II, INC:**  
**TENTATIVE MAP** consisting of 24 single family residential lots and common lots on 3.2 acres in an R-2 (Medium Density Residential) Zone within the CMA Design Overlay District. Generally located on the northwest corner of Oquendo Road and Cimarron Road within Spring Valley. MN/al/syp (For possible action) **06/21/23 BCC**

Motion by: **John Getter**  
Action: Applicant requested **HOLD** to Spring Valley TAB Meeting on June 13, 2023.  
Vote: 5-0/Unanimous

12. **WC-23-400053 (ZC-1333-02)-MCM TOWER, LLC:**  
**WAIVER OF CONDITIONS** of a zone change not allowing the required parking behind buildings in conjunction with an office building and parking garage with restaurants on 4.2 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Riley Street within Spring Valley. JJ/md/syp (For possible action) **06/21/23 BCC**

Motion by: **Brian Morris**  
Action: **DENY** per staff recommendation.  
Vote: 5-0/Unanimous

13. **WS-23-0211-MCM TOWER, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** increase the height of exterior fixtures (luminaries) mounted on buildings; and **3)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** office building; **2)** parking garage with restaurants; and **3)** finished grade on 4.2 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Riley Street within Spring Valley. JJ/md/syp (For possible action) **06/21/23 BCC**

Motion by: **Brian Morris**  
Action: **DENY** per staff recommendation.  
Vote: 5-0/Unanimous

VII General Business

1. None

VIII. Comments by the General Public-

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

- An attendee expressed opposition to **UC-23-0216** which was Held to June 13, 2023 meeting.

IX. Next Meeting Date: **June 13, 2023.**

X Adjournment

Motion by: **John Getter**  
Action: **ADJOURN** meeting at 7:44 p.m.  
Vote: (5-0) /Unanimous





06/20/23 PC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS  
(TITLE 30)

SUNSET RD/QUARTERHORSE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-23-400045 (VS-21-0644)-SUNSET INTERCHANGE, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Sunset Road and Wagon Trail Avenue, and between Quarterhorse Lane and Dapple Gray Road, a portion of a right-of-way being Sunset Road located between Quarterhorse Lane and Dapple Gray Road, and a portion of Wagon Trail Avenue between Quarterhorse Lane and Dapple Gray Road within Spring Valley (description on file). JJ/mh/syp  
(For possible action)

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**RELATED INFORMATION:**

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

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

**BACKGROUND:**

**Project Description**

VS-21-0644 was approved to vacate and abandon a 5 foot wide portion of right-of-way being Sunset Road from the intersection of Dapple Gray Road and Sunset Road in an easterly direction approximately 284 feet. In addition, the previous request included a 30 foot wide portion of Wagon Trail Avenue starting at the intersection of Quarterhorse Lane and Wagon Trail Avenue and extending approximately 300 feet in a westerly direction and terminating in a radius cul-de-sac. A 20 foot wide easement (BLM right-of-way grant) located along the northern portion of APN 176-05-101-004 was also a part of VS-21-0644. The applicant states that due to surrounding development, these easements and right-of-way are no longer needed.

**Previous Conditions of Approval**

Listed below are the approved conditions for VS-21-0644:

**Current Planning**

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

recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 55 feet to back of curb for Sunset Road and associated spandrel;
- Coordinate with Public Works - Traffic Management Division - Anthony Ramos;
- Dedicate any required right-of-way and easements for the Traffic Signal improvement project;
- Coordinate with Public Works - Design Division for the Sunset Road improvement project;
- Dedicate any right-of-way and easements necessary for the Sunset Road improvement project;
- 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 and for the above mentioned projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the above mentioned projects;
- 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.

**Applicant's Justification**

The prior approval was to vacate 5 feet on Sunset Road APN 176-05-101-003 to comply with detached sidewalk requirements. Also, there is a 20 foot BLM right-of-way grant APN 176-05-101-004 that needs to be vacated. In addition, SD-21-990026 has been filed and recorded. This request to vacate the portion of right-of-way and the easement were requested by the Clark County Map Team under MSM-21-600033. This vacation and abandonment request needs to remain active in order for the parcel map to be approved and recorded.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-21-0727	Reclassified 4.8 acres from C-1 and C-2 to R-2 zoning with a design review for single family residential development	Approved by BCC	March 2022
TM-21-500204	38 residential lots on 4.8 acres in R-2 zoning	Approved by BCC	March 2022
VS-21-0722	Vacated and abandoned portions of right-of-way being Wagon Trail Avenue between Quarterhorse Lane and Dapple Gray Road	Approved by BCC	March 2022

**Prior Land Use Requests**

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

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	C-1 & C-2	Southern Hills Hospital
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4	Multiple family residential
West	Corridor Mixed-Use	C-2	Shopping center

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

**Staff Recommendation**

Approval:

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until December 21, 2025 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: SUNSET INTERCHANGE, LLC**

**CONTACT: REITZ CONSULTING INC, 3203 E. WARM SPRINGS RD, STE 400, LAS VEGAS, NV 89120**

06/20/23 PC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

QUAIL AVE/SANTA MARGARITA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400060 (UC-20-0413)-CHURCH DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX T:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** place of worship; and **2)** increase the height of ornamental spires and domes.

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.

**DESIGN REVIEW** for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/mh/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-35-101-010

**USE PERMITS:**

1. Permit a place of worship.
2. Increase the height of proposed ornamental spires and domes to 65 feet where a maximum height of 35 feet is permitted per Table 30.40-1 (an 85.7% increase).

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce throat depth for a commercial driveway along Santa Margarita Street (alignment) to 15 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (an 85% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Place of worship
- Number of Stories: 2 (place of worship and multi-purpose building)
- Building Height (feet): Up to 65 (place of worship)/35 (multi-purpose building)
- Square Feet: 7,925 (place of worship)/5,068 (multi-purpose building)

- Parking Required/Provided: 136/131

### History & Request

The Planning Commission approved a place of worship for the subject parcel with UC-20-0413 in December 2020. The applicant is requesting an extension of time for this use permit to complete the building permit process and commence construction. This report will describe the application and plans as they were originally approved with UC-20-0413.

### Site Plans

The approved plans depict a proposed 2 story place of worship and a 2 story multi-purpose building, which will exclusively be utilized as an accessory use for the church in addition to living quarters for clergymen. The place of worship is set back 88 feet from the west property line along Santa Margarita Street (alignment), 83 feet from the north property line along Quail Avenue (alignment), and 88 feet and 150 feet from the east and south property lines, respectively. The multi-purpose building is set back 113 feet from the west property line, 168 feet from the north property line, and 78 feet and 81 feet from the east and south property lines, respectively. The place of worship and multi-purpose buildings are centrally located within the project site. A 5 foot wide attached sidewalk is proposed along Santa Margarita Street and Quail Avenue. A 5 foot wide pedestrian walkway connecting the place of worship to the attached sidewalk along Santa Margarita Street. The required trash enclosure is located at the southeast corner of the multi-purpose building and is set back 70 feet from the east property line and 61 feet from the south property line. Bicycle parking spaces are located at the southwest corner of the place of worship. The revised plans showed 136 parking spaces provided where 131 parking spaces were required, with an increase in the lefthand turn throat depth. Access to the project site is granted via a commercial driveway along Santa Margarita Street, where a minimum throat depth of 15 feet is provided necessitating the waiver of development standards request. The driveway located on Quail Avenue is designated as a one-way, exit only driveway, eliminating any potential conflicts with vehicular traffic from this alignment.

### Landscaping

The approved plans depict a proposed 6 foot wide landscape area, including 5 foot wide attached sidewalks, along Santa Margarita Street and Quail Avenue. Twenty-four inch box trees are proposed to be planted 20 feet on center along both street alignments, including shrubs and groundcover. Interior parking lot landscaping is equitably distributed throughout the site. A 10 foot wide intense landscape buffer per Figure 30.64-12, including a double row of 24 inch box Evergreen trees, are planted 10 feet on center along the south and east property lines. A 6 foot high decorative CMU block wall will also be provided along the south and east property lines.

### Elevations

The height of the place of worship is 35 feet to the top of the parapet walls. A special use permit was approved to increase the overall height to 56 feet to the top of the main dome and 65 feet to the Coptic Cross on the main dome. There were also 2 additional domes at a height of 42 feet to the top of the crosses located on the western portion of the main structure. The height of the place of worship complies with the height setback ratio specified within Code, as an intense landscape buffer per Figure 30.64-12 was proposed along the east property line. The building

materials for the place of worship consists of a decorative metal dome and standing seam metal roof, exterior stucco finish, aluminum window frames, and decorative tile wainscoting.

The multi-purpose building has an overall height of 35 feet to the top of the roof ridge line with the main portion of the structure at a height of 28 feet to the top of the parapet wall. The building materials for the multi-purpose building consist of a decorative standing seam metal roof, exterior stucco finish, aluminum window frames, and decorative tile wainscoting. All rooftop mechanical equipment will be screened from public view by parapet walls on both structures. The place of worship and multi-purpose buildings consist of neutral, earth-tone colors.

#### Floor Plans

The approved place of worship consists of an overall area of 7,925 square feet. The first level measure 6,047 square feet in area and feature the primary sanctuary area for religious services. Restroom facilities, control room, cry room, kitchen, electrical room, storage room, and miscellaneous other rooms are also located on the first floor. The second level of the place of worship consists of 1,878 square feet featuring classrooms and offices, with an additional 288 square foot indoor balcony area.

The multi-purpose building consists of an overall area of 5,068 square feet. The first level of the building measures 4,042 square feet, which includes a 2,208 square foot activity area, church offices, a classroom, kitchen, storage room, and restroom facilities. The second level consists of 1,026 square feet of living quarters for religious clergy.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0413:

##### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

##### Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Santa Margarita Street, 30 feet for Quail Avenue, and associated spandrel.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0368-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that progress towards the commencement of the project was greatly slowed due to the pandemic, which reduced overall attendance and financial resources for the project. The applicant states that work has progressed on this application, including a technical drainage study and improvement plans.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-20-0413	Place of worship	Approved by PC	December 2020
VS-20-0433	Vacated and abandoned easements	Approved by PC	November 2020

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use, Ranch Estate Neighborhood (up to 2 du/ac), & Public Use	R-E	Undeveloped, single family residential, & NV Energy substation
South & East	Open Lands & Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped & single family residential
West	Corridor Mixed-Use	C-1	Undeveloped

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
ET-23-400062	Extension of time for a vacation and abandonment of easements is a related item on this agenda.

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

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



The applicant, since approval of the original application, has made efforts to commence the project, as evidenced by the technical drainage study and improvement plans. The drainage study (PW-22-12130) has been approved and the off-site improvement plans (PW-23-10889) have been submitted to Public Works for review. Given this, it appears the applicant does intend to move forward with the project and is willing to make good faith efforts to complete the building permit process and commence construction. As a result, staff can support the proposed extension of time for 2 years.

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

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

#### **Staff Recommendation**

Approval.

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

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

##### **Comprehensive Planning**

- Until June 20, 2025 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Compliance with previous conditions.

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

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** DEBRE GENET MEDHANEALEM TIGRAYAN ORTHODOX TEWAHDO CHURCH

**CONTACT:** DEBRE GENET MEDHANEALEM TIGRAYAN ORTHODOX TEWAHDO CHURCH, 8990 LILLYHAMER COURT, LAS VEGAS, NV 89147

DRAFT



2

# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: ET-23-400060

Property Owner or Subdivision Name: Church Debregenet Medhanealem Ethiopian Orthodox T

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

Add this application to the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

**Change(s) to be made:**

Held no date specific

Withdrawn

No change to meeting(s) Spring Valley TAB (6/13/23) and PC 7/4/23\* (6/20/23)

Amend Write-up

Renotify

Make a public hearing (Radius: \_\_\_\_\_)

Rescheduling

Other: \_\_\_\_\_

Additional fees – \$AMOUNT OF ADDITIONAL FEES: \$600

Refund

80%

100% (please include justification for full refund below)

AMOUNT OF REFUND\$: \_\_\_\_\_

**Reason for Change:** Adding fees for extensions of time for Waiver of Development Standards and Design Review. Please note that the 7/4/23 PC meeting date will be changed to 6/20/23 at a later date due to the July 4<sup>th</sup> holiday.

Change initiated by: MH Date: 5/15/23

Change authorized by: MND Date: 5/15/23

Change processed by: ds Date: 5/15/23

Follow up assigned to: MH Instructions: Return file to MH

Parcel Number(s): 16335101010

Town Board(s): Spring Valley





# LAND USE APPLICATION

2

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-20-0413</u> (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-23-400060</u> DATE FILED: <u>5/1/23</u> PLANNER ASSIGNED: <u>MH</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>6/13/23</u> PC MEETING DATE: <u>6/20/23 (-7-4-23)</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>5300</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Debre Genet Medhanealem Tisrayen Orthodox Tewahdo Church</u> ADDRESS: <u>8990 Lillyhammer Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>(702) 287-0849</u> CELL: <u>(702) 287-0849</u> E-MAIL: <u>ymesgen@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Temesgen Asmelash</u> ADDRESS: <u>8990 Lillyhammer Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>(702) 287-0849</u> CELL: <u>(702) 287-0849</u> E-MAIL: <u>ymesgen@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Temesgen Asmelash</u> ADDRESS: <u>8990 Lillyhammer Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-287-0849</u> CELL: <u>702-287-0849</u> E-MAIL: <u>ymesgen@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-35-101-010  
 PROPERTY ADDRESS and/or CROSS STREETS: Santa Margarita & Julia Ave  
 PROJECT DESCRIPTION: Place of Worship

(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.


Temesgen Asmelash (see attached)  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark


SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By Temesgen Asmelash  
 NOTARY PUBLIC: Diane Scarcelli

Diane Scarcelli  
 Notary Public  
 State of Nevada  
 My Commission Expires: 09/15/2026  
 Certificate No: 22-0495-01

\*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.

ET-23-400060

Justification Letter



**Debre Genet Medhanealem Tigrayan Orthodox Tewahdo Church Las Vegas**  
 ደብረ ገነት መድኃኔላሜ ናይ ትግራይ ኦርቶዶክስ ተዋሕዶ ቤተ ክርስቲያን ላስ ቪጋስ  
 P.O. BOX 38395, Las Vegas NV-89173, E-mail: dgm.totc.lv@gmail.com

Ref. No. / ቁጥር: 7  
 Date / ዕለት 11/29/20

Reference: UC-20-0413

Re:VS-20-0433

APN: 163-35-010

Address: Santa Margarita St & Quail Ave

My name is Temesgen Asmelash, president of the Board of Trustees of Debre Genet Medhanealem Tigrayan Orthodox Tewahdo Church (DGM-TOTC)

I am here By requesting for an extension of time for building the church Although we are in the process of finalizing the proper work to starting, our church has been negatively impacted to raise enough fund due to the years of COVID-19 as well as dropping in our attendance (membership and the funding). In addition, we have faced finding affordable contractor working with our limited funding.

Furthermore, all the necessary working with Clark County Comprehensive Planning and Public Works has not been finished & is in progress.

Work has progressed on both applications. The Technical Drainage Study has been approved, and the Improvement Plans will be submitted for review in December of this year. The Vacation of Patent Easements will be processed within this Extension period.

Thanks, you For Your Understanding

Temesgen Asmelash,



06/20/23 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

QUAIL AVE/SANTA MARGARITA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400062 (VS-20-0433)-CHURCH DEBREGENET MEDHANE ALEM ETHIOPIAN ORTHODOX T:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County between Quail Avenue and Oquendo Road and between Santa Margarita Street and Redwood Street (alignment) within Spring Valley (description on file). MN/mh/syp (For possible action)

RELATED INFORMATION:

**APN:**

163-35-101-010

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The approved plans depict 33 foot wide government patent easements along the east and south property lines of APN 163-35-101-010. Since 30 feet of public right-of-way will be dedicated along Santa Margarita Street and Quail Avenue, the remaining 3 feet of the patent easement will also be vacated. The patent easements are no longer required with the future development of a proposed place of worship.

Previous Conditions of Approval

Listed below are the approved conditions for VS-20-0433:

Current Planning

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

Public Works – Development Review

- Right-of-way dedication to include 30 feet for Santa Margarita Street, 30 feet for Quail Avenue, and associated spandrel;

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

**Applicant's Justification**

The applicant indicates that progress towards the commencement of the project was greatly slowed due to the pandemic, which reduced overall attendance and financial resources for the project. The applicant states that work has progressed on this application, including a technical drainage study and improvement plans.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-20-0413	Place of worship	Approved by PC	December 2020
VS-20-0433	Vacated and abandoned easements	Approved by PC	November 2020

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use, Ranch Estate Neighborhood (up to 2 du/ac), & Public Use	R-E	Undeveloped, single family residential, & NV Energy substation
South & East	Open Lands & Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped & single family residential
West	Corridor Mixed-Use	C-1	Undeveloped

**Related Applications**

Application Number	Request
ET-23-400060	Extension of time for a use permit for a place of worship is a related item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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



**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until June 20, 2025 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial works toward completion within the time specified; and that re-approval by the utility companies will be required.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT:** DEBRE GENET MEDHANEALEM TIGRAYAN ORTHODOX TEWAHDO CHURCH

**CONTACT:** DEBRE GENET MEDHANEALEM TIGRAYAN ORTHODOX TEWAHDO CHURCH, 8990 LILLYHAMER COURT, LAS VEGAS, NV 89147





# VACATION APPLICATION

3

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>		<b>DEPARTMENT USE</b>	APP. NUMBER: <u>ET-23-400062</u>	DATE FILED: <u>5/1/23</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-20-0433</u>			PLANNER ASSIGNED: <u>MH</u>	TAB/CAC DATE: <u>6/13/23</u>
			TAB/CAC: <u>Spring Valley</u>	
			PC MEETING DATE: <u>6/20/23 (-7-4-23)</u>	
			BCC MEETING DATE: <u>N/A</u>	
			SEE: <u>300</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Debre Genet Medhanealem <del>Etter</del> Tigrayan Orthodox Tewahedo Church</u>
	ADDRESS: <u>8990 Lilly hammer Ct.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>(702) 287-0849</u> CELL: <u>(702) 287-0849</u>
	E-MAIL: <u>yimesgen@gmail.com</u>

<b>APPLICANT</b>	NAME: <u>Temesgen Asmelash</u>
	ADDRESS: <u>8990 Lilly hammer Ct.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>(702) 287-0849</u> CELL: <u>(702) 287-0849</u>
	E-MAIL: <u>yimesgen@gmail.com</u> REF CONTACT ID #: _____


<b>CORRESPONDENT</b>	NAME: <u>Temesgen Asmelash</u>
	ADDRESS: <u>8990 Lilly hammer Ct.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>(702) 287-0849</u> CELL: <u>(702) 287-0849</u>
	E-MAIL: <u>yimesgen@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-35-101-010

PROPERTY ADDRESS and/or CROSS STREETS: Santa Margarita & Quail Avenue

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

[Signature]  
 Property Owner (Signature)\*  
 STATE OF NEVADA Nevada/Clark  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON 11-29-22 (DATE)  
 By \* Temesgen Asmelash \*  
 NOTARY PUBLIC: [Signature]

Temesgen Asmelash  
 Property Owner (Print)  
  
 Diane Scarcelli  
 Notary Public  
 State of Nevada  
 My Commission Expires: 09/15/2026  
 Certificate No: 22-0495-01

\*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.



**Debre Genet Medhanealem Tigrayan Orthodox Tewahdo Church Las Vegas**

ደብረ ገነት መድኃኔላሎም ናይ ትግራይ ኦርቶዶክስ ተዋሕዶ ቤተ ክርስቲያን ላስ ቪጋስ  
P.O. BOX 30395, Las Vegas NV-89173, E-mail: dgm.totc.lv@gmail.com

Ref. No. / ቁጥር: 7  
Date/ ዕለት 11/29/20

Reference: UC-20-0413

Re:VS-20-0433

APN: 163-35-010

Address: Santa Margarita St & Quail Ave

My name is Temesgen Asmelash, president of the Board of Trustees of Debre Genet Medhanealem Tigrayan Orthodox Tewahdo Church (DGM-TOTC)

I am here By requesting for an extension of time for building the church Although we are in the process of finalizing the proper work to starting, our church has been negatively impacted to raise enough fund due to the years of COVID-19 as well as dropping in our attendance (membership and the funding). In addition, we have faced finding affordable contractor working with our limited funding.

Furthermore, all the necessary working with Clark County Comprehensive Planning and Public Works has not been finished & is in progress.

Work has progressed on both applications. The Technical Drainage Study has been approved, and the Improvement Plans will be submitted for review in December of this year. The Vacation of Patent Easements will be processed within this Extension period.

Thanks, you For Your Understanding

Temesgen Asmelash,



06/20/23 PC AGENDA SHEET

COMMERCIAL DEVELOPMENT  
(TITLE 30)

RAINBOW BLVD/OQUENDO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-23-400061 (UC-21-0141)-REMINGTON UTE, LLC:

USE PERMIT FIRST EXTENSION OF TIME for vehicle maintenance service bay doors facing the street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced landscaping; and 2) alternative driveway geometrics.

DESIGN REVIEW for an in-line commercial development on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the west side of Rainbow Boulevard, 330 feet south of Oquendo Road within Spring Valley. MN/nai/syp (For possible action)

RELATED INFORMATION:

APN:  
163-34-601-010

**USE PERMIT:**  
Permit vehicle maintenance service bay doors facing a street where not permitted per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the number of landscape islands within the parking lot where 1 island per every 6 spaces is required per Figure 30.64-14.
  - b. Reduce the width of landscape islands to 4 feet where 6 feet is required per Figure 30.64-14 (a 33% reduction).
2. Reduce the throat depth to 13 feet 6 inches where 100 feet is required per Uniform Standard Drawing 222.1 (an 86.4% reduction).

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

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

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Commercial development

- Number of Stories: 1
- Building Height (feet): 30 feet 4 inches
- Square Feet: 11,100 (vehicle maintenance/retail)/3,000 (pad #1)/3,000 (pad #2)/3,000
- Parking Required/Provided: 97/115

#### Site Plans

The approved plans depict a proposed commercial development consisting of an 11,100 square foot in-line building with retail and vehicle maintenance located on the west side of the site. Two future pad sites are located on the north and south sides of the site in between the vehicle maintenance/retail building and Rainbow Boulevard. Parking is located on the north and south sides of the vehicle maintenance/retail building, with the majority of the parking spaces located in the center of the site. Additional parking is located around the future pad sites. A small parking area is located on either side of the entrance to the site along Rainbow Boulevard. Future cross access with the property to the north is shown west of pad site #2 and the second cross access is shown on the south side of the site, west of pad site #1. Access to the site is from Rainbow Boulevard.

#### Landscaping

The approved plans show a 17 foot to 19 foot 4 inch wide landscape area with attached sidewalks along Rainbow Boulevard. The north and south sides of the site have landscape strips ranging from 2 feet 3 inches on the north side adjacent to the drive-thru lane for pad site #2 and 4 feet 6 inches on the south side adjacent to the drive-thru lane. Parking lot landscaping consists of 16 landscape islands of varied widths. A 5-foot wide landscape strip is depicted along the west side of the site.

#### Elevations

The approved plans depict the vehicle maintenance/retail building with an overall height of 30 feet 4 inches at the highest parapet. The roofline is varied with parapets adding visual interest. The exterior of the building consists of a stucco exterior, with architectural pop-out features, aluminum storefronts, and metal awnings. There are 4 roll-up doors on the east side of the building facing Rainbow Boulevard.

#### Floor Plans

The approved plans show an open floor plan to meet future tenant's needs. The retail portion of the building shows 4 future suites and the vehicle maintenance side shows the northern portion of the building being accessory retail to the vehicle maintenance.

#### Previous Conditions of Approval:

Listed below are the approved conditions for UC-21-0141:

#### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works – Development Review**

- Drainage study and compliance
- Traffic study and compliance
- Full off-site improvements
- Right-of-way dedication to include 10 feet for Rainbow Boulevard
- Applicant is advised that the sidewalk for the curb return driveways need to extend into the site to be compliance with Uniform Standard Drawing 222.1 and the Americans with Disabilities Act (ADA).

**Building Department – Fire Prevention**

- Applicant is advised that cross access easements will be required for fire lanes that travel between properties.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0463-2020 to obtain your POC exhibit; and the flow contributions exceeding CCWRD estimates may require a new POC analysis.

Signage

Signage is not a part of this request.

Applicant’s Justification

Per the applicant’s justification letter, the entities that were supposed to aid with construction were not prepared to commence due to the negative economic impact of the pandemic. The entities took another 6 to 18 months to respond to applicant after their original special use permit was approved (UC-21-0141). Today the client has an approved tentative map and an approved vacation and abandonment for a patent easement. The applicant also has an approved traffic study and an active drainage study with Public Works. The applicant indicates that an additional 2 years is required to commence.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-21-500097	1 lot commercial subdivision	Approved by BCC	August 2021
VS-21-0305	Vacated and abandoned patent easements	Approved by BCC	August 2021

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-21-0141	In-line commercial development with service doors facing the street, reduced landscaping and alternative driveway geometrics	Approved by PC	May 2021
ZC-0575-05	Reclassified 2.2 acres from R-E to C-2 zoning	Approved by BCC	May 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use	C-2	Undeveloped
South	Corridor Mixed Use	C-2	Commercial shopping center
East	Neighborhood Commercial	C-1	Office complex
West	Corridor Mixed Use	C-2	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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

Staff finds that the applicant has an approved tentative map (TM-21-500097) and an approved vacation and abandonment (VS-21-0305) that has been recorded. The applicant also has an approved traffic study (PW-21-16110) and an active drainage study (PW-23-11499) with Public Works. Although the applicant has experienced delays to commence due to the pandemic, staff can support this application as this is the first extension of time request with approved and active applications with Comprehensive Planning and Public Works Departments.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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



**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until May 18, 2025 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** REMINGTON UTE, LLC

**CONTACT:** SERGIO COMPARAN, SCA DESIGN, 2525 W. HORIZON RDIGE PKWY  
#230, HENDERSON, NV 89052





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

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APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-21-0141 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>23-400061</u> DATE FILED: <u>5/1/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>6/13/23</u> PC MEETING DATE: <u>6/20/23</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>1900</u>
	<b>PROPERTY OWNER</b> NAME: <u>Remington Ute LLC</u> ADDRESS: <u>5920 S. Rainbow Blvd. #11</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.232.1420</u> CELL: <u>702.239.8066</u> E-MAIL: <u>Tom@remingtonnevada.com</u>
	<b>APPLICANT</b> NAME: <u>Remington Nevada</u> ADDRESS: <u>5920 S. Rainbow Blvd. #11</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.222.1420</u> CELL: <u>702.293.8066</u> E-MAIL: <u>Tom@remingtonnevada.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Sergio Comparan</u> ADDRESS: <u>2525 W. Horizon Ridge Pkwy. Suite 230</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702.719.2020</u> CELL: _____ E-MAIL: <u>sergio@scadesign.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-34-601-010

PROPERTY ADDRESS and/or CROSS STREETS: S. Rainbow Blvd. & W. Oquendo Rd.

PROJECT DESCRIPTION: Retail center with drive-thru restaurants

(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)\*

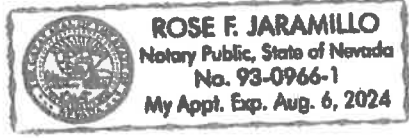
David Delzotto  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 27, 2023 (DATE)

By David Delzotto

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.



2525 W. Horizon Ridge Parkway, Suite 230,  
Henderson, NV 89052  
Tel.: (702) 719-2020 Fax: (702) 269-9673  
Gary L. Carlson, Architect (License No. 1859)  
Sheldon Colen, Architect (License No. 7701)

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April 25, 2023

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

**RE: Justification Letter for an Extension of Time for UC-21-0141**

On behalf of our client, please accept this letter as justification for an extension of time for UC-21-0141. Due to the uncertainty caused by the Covid-19 pandemic, our client was not able to get this project off the ground. When the world started to open, it took a while for businesses to get back on track. Our client was seeing wait times of around 6-18 months for business to respond. Just recently, our client let us know that it is starting to feel like businesses are getting caught up and taking on new clients. There are no changes being proposed to the site plan. Barring any unforeseen delays or setbacks, our client would aim to get the project started if and when they receive a decision on the extension of time. With this in mind, we respectfully ask for your approval recommendation on a 2-year Extension of Time.

Thank You,

Sergio Comparan,  
SCA Design

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06/20/23 PC AGENDA SHEET

LIVE ENTERTAINMENT  
(TITLE 30)

PATRICK LN/BUFFALO DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0216-DIGITAL DESERT B P C1, LLC:**

**USE PERMIT** for outdoor live entertainment.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the minimum separation from a residential use to outdoor live entertainment in conjunction with a mixed-use development on a 5.1 acre portion of a 42.4 acre site within a C-2 (Commercial General) Zone in the CMA Design Overlay District.

Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
163-33-715-009

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the minimum separation from a residential use to live entertainment conducted outdoors to 116 feet where 500 feet is the minimum per Table 30.44-1 (a 77% reduction).

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

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

- Site Address: N/A
- Site Acreage: 5.1 (site)/42.4 (overall site)
- Project Type: Live entertainment
- Number of Stories: 5 (residential buildings)/2 & 3 (commercial buildings)
- Parking Required/Provided: 801/2,059 (overall site)

**Site Plan**

The site plan depicts a proposed outdoor stage located on the northeast corner of the subject site at Buffalo Drive and Patrick Lane. The plans depict a mixed-use development consisting of 1,343 residential units on 42.4 gross acres with a density of 31.7 dwelling units per acre. The project consists of 14 buildings, which include 4 buildings for commercial uses, 9 buildings for residential units, and a clubhouse. The commercial buildings are located on the northeastern

portion of the site. Access to the project is provided by 6 proposed driveways from Patrick Lane, Buffalo Drive, and Post Road that will provide ingress and egress to the site. An exit only driveway is also located on the southwestern portion of the site for the residential component. The plans indicate the residential portion of the development will be gated. The approved plans also depict the project will be constructed in 4 phases.

The applicant is seeking approval to operate live entertainment as part of this development. As part of the overall site plan approved for the project in 2018, a public outdoor pavilion was added as a public amenity for both residents and the public. The applicant is requesting a use permit to allow for live outdoor musical entertainment. A waiver of development standards is part of this application due to the fact the proposed stage for live entertainment is within 500 feet from existing residential uses to the north. The proposed residential separation is 116 feet from the edge of the stage to the property lines of residential uses to the north of Patrick Lane and approximately 138 feet west of the vacant adjacent parcel.

Landscaping

The plans depict 11.7 acres of open space which includes passive and active areas. The open space includes a 1.5 acre plaza in the commercial portion of the site, pedestrian realms, common areas and courtyards are located throughout the site. The pedestrian realms are a minimum of 15 feet in width, and where adjacent to buildings with heights of 55 feet the pedestrian realms are a minimum of 20 feet in width.

Elevations

The plans depict a canopy for the stage area and is up to 18 feet in height. The materials include brick masonry, and cement plaster with aluminum fascia.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed use of live entertainment is a compatible use with the surrounding area. The applicant believes there will be no adverse impacts and will be a benefit to the local community. The residential separation is within 500 feet of residential uses to the north and is separated by Patrick Lane, an 80 foot wide street. The entertainment provided is planned to be soft jazz and other forms of low intensity music to patrons of the pavilion area. In addition, any amplified music will be oriented away from Patrick Lane towards the south and interior of the project to minimize impacts.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-19-0512	Vacated and abandoned patent easement and right-of-way	Approved by BCC	September 2019
TM-19-500130	Mixed-use project consisting of commercial lots and common elements	Approved by BCC	September 2019

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0507	Reclassified 42.4 acres from R-E to C-2 zoning; use permit for high impact project, mixed-use project, increase residential density, building height and parking reduction; and design review for mixed-use project	Approved by BCC	December 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-2	Single family residential
South	Corridor Mixed-Use	C-2	Office building & an office/warehouse facility
East	Business Employment/Corridor Mixed-Use	R-E & R-2	Single family residential & undeveloped
West	Compact Neighborhood (up to 18 du/ac)	R-2 & R-3	Single family residential & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning  
Use Permit**

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

**Waiver of Development Standards**

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

**Use Permit & Waiver of Development Standards**

Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking to serve the uses. The proposed use will not result in a substantial adverse effect to the adjacent residential neighborhood to the north and considering the edge of the stage is approximately 116 feet from

the adjacent residential property lines across Patrick Lane. Review of the plans and from the applicant narrative the stage will face towards the interior of the development and any amplified sounds will be directed away from those residential uses.

**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**

- 2 years to review as a public hearing;
- Outdoor live entertainment or amplified sounds limited to 8:00 p.m. weekdays and 10:00 p.m. on weekends.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**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:** DIGITAL DESERT BPC1 LLC

**CONTACT:** ED GARCIA, ED GARCIA PLLC, 11700 W. CHARLESTION #170-595, LAS VEGAS, NV 89135



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06/20/23 PC AGENDA SHEET

SUPPER CLUB  
(TITLE 30)

BUFFALO DR/FLAMINGO RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-23-0252-TROPICAL FLAMINGO PLAZA, LLC:

USE PERMIT for on-premises consumption of alcohol (supper club) in conjunction with a restaurant within a retail center on a portion of 1.8 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Buffalo Drive, 265 feet south of Flamingo Road within Spring Valley. MN/jud/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
163-21-502-009; 163-21-502-011; 163-21-502-012 ptn

**USE PERMIT:**  
Reduce the separation from an on-premises consumption of alcohol establishment to a residential use to 69 feet where 200 feet is required (a 65% reduction).

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

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

- Site Address: 4135 S. Buffalo Drive
- Site Acreage: 1.8 (portion)
- Project Type: Supper club
- Number of Stories: 1
- Square Feet: 18,000/2,000
- Parking Required/Provided: 157/220

Site Plans

The plans depict a 2,000 square foot supper club in conjunction with an existing 18,000 square foot in-line building within a shopping center. The shopping center consists of 4 buildings on separate parcels totaling 39,158 square feet. A total of 220 parking spaces are available where 157 spaces are required for the shopping center. Access to the site is via Flamingo Road and Buffalo Drive.

The proposed supper club (D'Agostino Trattoria) is located on the northern portion of the building and is 69 feet from the property line of the residential development to the west of the shopping center. However, there will be no outdoor dining and the patrons of the restaurant will only access the site from an entrance facing Buffalo Drive.

Landscaping

Landscaping will remain as existing in the shopping center. Landscaping is not required or provided with this request.

Elevations

The plans depict an existing in-line, 1 story building which is 18,000 square feet in size. The color scheme is desert tones with tile roof.

Floor Plan

The floor plan of the supper club consists of a kitchen, restrooms, and a dining and bar area. It also shows back of house storage room, office, walk-in cooler, and scullery.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the relocation of the restaurant to suite 113 is necessary for the business to be more visible from the street. Furthermore, the applicant states the business will remain indoors and the closest residential building is 131 feet from the proposed supper club. According to the applicant, the new suite also has an underutilized space where the restaurant sign can be placed, making it more visible to the public.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0400-09	Reduced the separation from an on-premises consumption of alcohol establishment to a residential use - expired	Approved by PC	August 2009
DR-1860-97	Shopping center	Approved by PC	August 1997
ZC-0635-96	Reclassified the site from R-E to C-2 zoning	Approved by BCC	May 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial development
South & West	Compact Neighborhood (up to 18 du/ac)	R-3	Residential subdivision
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Residential subdivision

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

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

The applicant's request to reduce the separation from a supper club to a residential use is not unreasonable. Even though the reduction in separation is 65%, the actual residential buildings are 131 feet from the back of the proposed supper club. Additionally, there is no direct access between the adjacent residential use and the shopping center, and the existing restaurant does not have any outdoor seating area. The walking or driving distance to the nearest residential area is well over 400 feet from the proposed use; therefore, staff finds that this use should not have any adverse impact on the adjacent residential use.

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

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

- No comment.

#### **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:** D'AGOSTINOS TRATTORIA

**CONTACT:** D'AGOSTINOS TRATTORIA, BELLA FORTUNA LLC, 5908 SASSA ST, LAS VEGAS, NV 89130

DRAFT



# LAND USE APPLICATION

6

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0252</u> DATE FILED: <u>08/09/23</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>06/13/23</u> PC MEETING DATE: <u>6/20/2023 @ 7pm</u> <u>6pm</u> BCC MEETING DATE: _____ FEE: <u>\$675</u> ( <u>7.4-23</u> )
	<b>PROPERTY OWNER</b>  NAME: <u>Tropical Flamingo Plaza LLC</u> ADDRESS: <u>3967 Alomar Dr</u> CITY: <u>Sherman Oaks</u> STATE: <u>CA</u> ZIP: <u>91423</u> TELEPHONE: <u>(702)430-6515</u> CELL: <u>(702)439-1410</u> E-MAIL: <u>draffie@rpmres.com</u>
	<b>APPLICANT</b>  NAME: <u>Dan M Thompson D'Agostino's Trattoria</u> ADDRESS: <u>5908 Sassa St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: _____ CELL: <u>(702)606-1829</u> E-MAIL: <u>chefdan@dagostinoslv.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-21-502-011

PROPERTY ADDRESS and/or CROSS STREETS: 4155 S Buffalo Dr Suite 113-115 Las Vegas, NV 89147

PROJECT DESCRIPTION: Category Change from Retail Beer & Wine to Supper Club Conditional Use Permit

(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.

Jeffrey D. Kabakoff MEMBER JEFFREY D. KABAKOFF, MEMBER  
Property Owner (Signature) Property Owner (Print)

STATE OF California  
COUNTY OF LOS ANGELES

SUBSCRIBED AND SWORN BEFORE ME ON January 28, 2023 (DATE)  
By Jeffrey D. Kabakoff

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.

Justification letter PS-1 of 2

Dan M Thompson

April 23, 2023

Owner, Operator/Managing Member

Bella Fortuna LLC

UC-23-02SZ

DBA D'Agostino's Trattoria

4155 S Buffalo Dr

Suites 113-115

Las Vegas, NV 89147

Business: (702) 248-7048

Mobile: (702) 606-1829

Dear Sir or Madam,

I am submitting this Justification Letter as requested & regarding the actual distance from our suite to the nearest residential use. The actual distance from our suite (at the rear of the building on the West side) to the nearest residential use is 131 ft. according to the assessor's map. This has been verified by laser measurements provided by our Architect. Therefore, the variance in distance required from our suite to the nearest residential use is 69 ft (69 ft short). We are requesting approval for a conditional use permit which would allow D'Agostino's Trattoria to Operate as a Supper Club within the C-2 zone although we are 69 ft short from the nearest residential use.

We have no plans for outdoor dining currently, or in the near future. This was only a consideration upon realizing that if changes were necessary for licensing & permits, would outdoor dining be an option for us as well? If it complicates things any further for us, we would prefer to keep everything indoors.

1. In Reference to the signage relocation: This is not a part of this application. However, if you refer to the site plan, you will see where our current sign is situated. We only want to move it closer to the new suite #113 so that it is more visible from the street. Upon review, one can see the underutilized space where the sign can go. There is no further action requested for consideration.
2. In Reference to the Landscaping: There is very little Landscaping in the Plaza. It is Mostly Asphalt parking areas with a few trees, most of which are along the boundaries of the Plaza. Please refer to the Site Plan for Photos.

It is my understanding that such permits (open use) have been granted previously for this parcel, but that they have expired. I sincerely hope that approval will be granted so that I may proceed with my plans to expand my business and take it to the next level of success.

If you require anything further from me, or have the need to speak to me personally, I can be reached at any of the following:

Business: (702) 248-7048

Mobile: (702) 606-1829

Email: [chefdan@dagostinoslv.com](mailto:chefdan@dagostinoslv.com)

Thank you!

Dan Thompson





CONVENIENCE STORE  
(TITLE 30)

PIONEER AVE/DECATUR BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0280-PIONEER SQUARE LLC:**

**USE PERMIT** to allow a convenience store less than 200 feet from a residential use on a portion of 1.8 acres in a C-1 (Local Business) Zone.

Generally located on the northwest corner of Decatur Boulevard and Pioneer Avenue within Spring Valley. JJ/bb/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-13-502-003; 163-13-502-004 ptn

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

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

- Site Address: 3375 S. Decatur Blvd
- Site Acreage: 1.8 (portion)
- Project Type: Convenience store
- Number of Stories: 1
- Square Feet: 2,040 (lease space)
- Parking Required/Provided: 205/211

**Site Plan**

The site plan depicts an existing lease space in a retail shopping center at the southwest corner of Decatur Boulevard and Desert Inn Road. The retail space is currently a smoke shop and is being expanded into packaged beer and wine sales in conjunction with a convenience store. The store is a combination of suites 5 and 6 at the south side of the existing in-line retail building located on the west side of the lot. The parking lot is located between the building and Decatur Boulevard with approximately 211 parking spaces where 205 spaces are required for retail uses. The building backs up to a multiple family apartment complex on the west side of the building. The primary entrance to the retail use is on the east side of the building.

**Landscaping**

This property has existing landscaping, and no additional landscaping is proposed.

### Elevations

The photographs show an existing retail building with lease spaces and aluminum storefront windows and doors along the east face of the building.

### Floor Plan

The floor plan depicts a 2,040 square foot area with 1,180 square feet dedicated to sales, 360 square feet of cooler space, restrooms, storage rooms, and an office area. There are no doors opening to the rear of the building in these units.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant is expanding the existing smoke shop into packaged beer and wine sales and convenience store. The convenience store is required to have a special use approval in the C-1 zoning district. The store hours will be daily between 9:00 a.m. and midnight.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-22-0022	On-premises consumption of alcohol and hookah lounge	Approved by PC	March 2022
UC-18-0791	Service bar	Approved by PC	November 2018
UC-0490-17	Secondhand sales	Approved by PC	August 2017
UC-0324-10	Banquet facility	Approved by PC	September 2010
UC-1313-06	Convenience Store in suite to the north of subject site	Approved by PC	November 2006
UC-1826-05	Supper club within the shopping center	Approved by PC	January 2006
UC-0397-01	Secondhand sales, Suite 8 - expired	Approved by PC	May 2001
ZC-0990-95	Reclassified 3.7 acres from R-E to C-1 zoning on the northern parcel for a shopping center	Approved by BCC	July 1995
ZC-161-91	Reclassified 1.8 acres from R-E to C-1 zoning on the southern parcel for a shopping center	Approved by BCC	September 1999

### Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	C-1 & C-P	Auto leasing, sales, & smog check
South	Corridor Mixed Use	C-2	Automobile repair facility
East	Corridor Mixed Use, Public Use	C-2 & R-E	Place of worship, retail & automobile sales

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential

### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Comprehensive Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed convenience store is in an existing retail center with many similar uses and no direct access to the rear of the building adjacent to the multiple family property. The size of the convenience store is limited to less than 1,600 square feet of customer used retail space and coolers and will not generate enough traffic to negatively impact the apartments on the other side of the building. There are no light or noise concerns related to the use since there is no direct access to the west side of the building through the store. Master Plan Policy SV-1.5 supports neighborhood services and employment options similar to this retail use in Spring Valley. 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 that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MICHAEL GEORGEOS**

**CONTACT: MICHAEL GEORGEOS, 3375 S. DECATUR BLVD, SUITE 5-6, LAS VEGAS,  
NV 89102**

DRAFT

MULTIPLE FAMILY DEVELOPMENT  
(TITLE 30)

EULA ST/ROCHELLE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-23-400058 (NZC-20-0039)-BELTWAY ASSOCIATES, LTD:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 5.2 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) increase wall height; and 3) modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) increase finished grade.

Generally located on the east side of Eula Street and the north side of Rochelle Avenue (alignment) within Spring Valley (description on file). JJ/dd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-19-101-012

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height to 55 feet where a maximum of 50 feet is permitted per Table 30.40-3 (a 10% increase).
2. Increase block wall height to 16 feet (up to 10 foot retaining with a 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (a 78% increase).
3. Allow a minimum 7 foot commercial driveway throat depth along a public street (Eula Street) where a 150 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 95% reduction).

**DESIGN REVIEWS:**

1. For a multiple family residential development.
2. Alternative parking lot landscaping within the residential surface parking lot.
3. Increase the finished grade up to 43 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 139% increase).

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: N/A
- Site Acreage: 5.2
- Number of Units: 160
- Density (du/ac): 30.8
- Project Type: Multiple family residential development
- Number of Stories: 4
- Building Height (feet): 55
- Parking Required/Provided: 287/290
- Open Space Required/Provided (square feet): 16,000/35,000

#### Site Plans

The previously approved plans depict a multiple family residential development consisting of a single building centered to the site. Parking is shown around the perimeter of the building. There will be a total of 160 units with a density of 30.8 dwelling units per acre. The setbacks of the building are as follows: 70 feet to the west property line (Eula Street); 56 feet to the north property line; and 55 feet to the east and south property lines. The recreation open space area is designed in a courtyard fashion surrounded by 4 sides of the building. There will be 2 access points to the development from Eula Street to the west. Internal circulation within the project consists of 24 foot wide drive aisles. Parking will consist of garage (ground level), covered, and surface parking spaces for both residents and visitors, which are distributed throughout the development. This request also includes increased wall height and finished grade which occurs along the east perimeter of the site.

#### Landscaping

The street landscape area along Eula Street was originally shown at a width of 6 feet to 10 feet behind a proposed 5 foot wide attached sidewalk. Landscape areas with a minimum width of 5 feet were depicted along the north, south, and east perimeters of the development. Screening consists of a 6 foot high decorative wall along the perimeter of the development and a proposed 6 foot high wrought iron fence is shown along the public street frontage. Interior to the site, open space and landscaping were shown to be equitably distributed throughout the development and consist of active and passive open space areas. The main recreation open space area was originally designed in a courtyard fashion surrounded by 4 sides of the building. The amenities included a swimming pool, spa, cabanas, community garden, and seating area. The amount of passive and active open space was depicted at 35,000 square feet where 16,000 square feet was originally required.

Most of the parking lot landscaping was shown as being equitably distributed throughout the site. Along portions of the perimeter of the parking lot there are no landscape fingers shown due to covered parking. Code requires a landscape finger every 6 spaces or 12 spaces. However, in front of the stalls there will be a 5 foot wide planter with trees, shrubs, and groundcover. Additional landscape fingers with trees are also shown at some of the enclosed garage entrances.

### Elevations

The previously approved plans depict the multiple family development as having unified and consistent modern architecture with multiple surface planes and building height variations. The building will range in height from 42 feet to 55 feet at its highest point. The major portions of the building are 40 feet to 52 feet high. The areas that extend up to 55 feet are to accommodate 2 chimneys above the fourth floor. Above the fourth floor there is a small rooftop entertainment deck that faces east towards the "Strip". The proposed building materials include stucco concrete panel walls with multiple surface plane variations consisting of walls that are off-set with varying color schemes. Accents consist of recessed lines, pop-outs, wrought iron railing, and metal canopy shade structures located at various entrances.

### Floor Plans

The previously approved plans show a mix of 1 and 2 bedroom units consisting of 20 studio units, 70, one bedroom units, and 70, two bedroom units. The residential units are between 550 square feet and 1,150 square feet in area. The clubhouse is shown at 8,500 square feet with a fitness room, club room, common area, leasing office, and reception area.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for NZC-20-0039:

#### Current Planning

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

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Eula Street and a portion of the elbow at the intersection of Eula Street and Rochelle Avenue.
- 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.

#### Building Department - Fire Prevention

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0385-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant states that supply chain issues, as well as shortages of labor, caused the project to be postponed until more stable market conditions were available. Now that conditions for development have improved, the applicant is prepared to commence with the project based on the current market. For these reasons, the applicant has requested an additional 3 years to commence with the project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-20-0039	Reclassified 5.2 acres to R-5 zoning	Approved by BCC	April 2020
ZC-1244-98	Reclassified 150 acres including the subject site to C-2 zoning to allow a regional shopping center	Approved by BCC	December 1998

Various land use applications were approved on the surrounding parcels in conjunction with the existing shopping center to the east and the existing apartment uses to the west and south.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Corridor Mixed-Use	C-2	Grand Canyon shopping center
South	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
West	Corridor Mixed-Use	C-2 & R-4	Multiple family residential & shopping center

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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



Although there has been no activity towards the development of this site, within the past few years several multiple family developments have either been built or are currently being developed on nearby parcels. This project will be compatible with the surrounding land use in the area and will help to provide additional options for housing in the rapidly growing Las Vegas Valley. For these reasons, staff can support this request. However, staff will not be able to recommend approval for future extensions of time requests if no steps are taken towards completion of the project.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this application for review.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until April 21, 2025 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: PACIFIC SOUTHWEST DEVELOPMENT**

**CONTACT: MAREN PARRY, BALLARD SPAHR, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 900, LAS VEGAS, NV 89135**



SHOPPING CENTER  
(TITLE 30)

**UPDATE**  
RAINBOW BLVD/OQUENDO RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0135-RAINBOW 26 LLC:**

**AMENDED HOLDOVER USE PERMITS** for the following: 1) convenience store; 2) gasoline station; and 3) vehicle maintenance.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping; 2) reduce parking; 3) reduce driveway approach and departure distances from the intersection; and 4) allow a modified driveway design.

**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; 2) a proposed shopping center; and 3) finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/lm/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-35-101-012; 163-35-101-019

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Allow alternative landscaping with attached sidewalk along local streets (Quail Avenue and Oquendo Road) where detached sidewalk and landscaping is required per Figure 30.64-17 (no longer needed).
  - b. Allow medium semi-Evergreen and large deciduous trees where large Evergreen trees are required adjacent to drive-thru along a street frontage (Rainbow Boulevard) per Section 30.64.660.
  - c. Allow trees on one side of a sidewalk where required on both sides of a sidewalk (Rainbow Boulevard) per Figure 30.64-17 (no longer needed).
  - d. Reduce parking lot landscape strip width to 5 feet where 8 feet is required per Figure 30.64-14 (a 37% reduction).
2. Reduce parking to 132 spaces where 133 spaces are required per Table 30.60-1 (a 0.7% reduction).
3.
  - a. Reduce the approach distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 93 feet along Oquendo Road where 150 feet is the minimum per Chapter 30.52 (a 38% reduction).
  - b. Reduce the departure distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 88 feet along Quail Avenue where 190 feet is the minimum per Chapter 30.52 (a 53% reduction).

- c. Reduce the departure distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 186 feet along Rainbow Boulevard where 190 feet is the minimum per Chapter 30.52 (a 3% reduction).
4. Reduce driveway throat depth to 20.5 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 18% reduction).

#### DESIGN REVIEWS:

1. Alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Proposed shopping center.
3. Increase finished grade up to 5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 66% increase).

#### LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL  
SPRING VALLEY - CORRIDOR MIXED-USE

#### BACKGROUND:

##### Project Description

##### General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 35
- Square Feet: 29,485 (total shopping center)/3,327 (automobile maintenance)/15,650 (retail)/4,450 (convenience store with quick serve restaurant)/3,060 (fuel canopy)/2,161 (drive-thru restaurant - Starbucks)/837 (drive-thru restaurant - Salad and Go)
- Parking Required/Provided: 133/131 **previously notified as 132**

The project consists of 1 in-line retail building, an automobile maintenance building, a convenience store with a fuel canopy, and 2 restaurants with drive-thru's. Access to the site is from a main entrance driveway on Rainbow Boulevard, with secondary entrances on Oquendo Road and Quail Avenue. The larger in-line retail building (Building B) is located near the northeastern portion of the site, which faces west towards Rainbow Boulevard. A vehicle maintenance building is located at the southeastern portion of the site with the roll-up doors facing north. The convenience store with a gasoline station is located at the southwest portion of the site. The 2 restaurants are located within the northwest portion of the site. The southerly restaurant with drive-thru (Starbucks) includes an outside dining area on the west side of the building. **Revised plans were provided and amongst the changes included the adjustment to the location of the fuel canopy at the southwest corner of the site, which resulted in a reduction of 1 parking space. The overall site provides 131 parking spaces.** The parking for the site is evenly distributed throughout the site and provided near entrances for all proposed buildings, including 10 bicycle parking spaces. Drive aisles range in size throughout the site for two-way aisles from 24 feet wide to 32 feet wide. There are 2 loading spaces located in the southerly portion of the site, and trash enclosures are disbursed throughout the site. This request

also includes a waiver of development standards to reduce driveway approach and departure distances from the intersections and reduce the driveway throat depth along Quail Avenue and Oquendo Road.

#### Landscaping and Lighting

Along Rainbow Boulevard, there is a proposed 15 foot wide landscape area with a detached 5 foot wide sidewalk with **intense landscape buffer consisting of Desert Oak trees and shrubs** provided adjacent to the drive-thru's and **under the existing overhead power lines**. **There are 3 trees provided on the street side of the sidewalk where there is availability outside of the required sight visibility zones and adjacent to Building D drive-thru**. The plan has been revised to provide detached sidewalks along Quail Avenue and Oquendo Road with 1 tree located on the street side of the detached sidewalk where available outside of the required sight visibility zones. An intensive landscape buffer is located along the drive-thru on Quail Avenue, consisting of Willow Acacia trees. On the interior of the site, landscaping is distributed throughout the parking areas. There are some areas in the parking lot that do not provide a landscape finger every 6 spaces, thus requiring the design review for alternative parking lot landscaping. The parking areas between the 2 restaurants include 2 parking lot landscape strips that are 5 feet wide and adjacent to the one-way drive aisle consists of 4 **Desert Museum Palo Verde and shrubs**. **There are 5 trees located south of Building B along the east property line**. Parking lot lighting is shown throughout the site.

#### Elevations

The vehicle maintenance shop (Building A), in-line retail (Building B), and convenience store, have an overall height of 27.5 feet. The gasoline canopy has an overall height of 20.5 feet with enhanced materials to match the proposed retail buildings. The southerly restaurant (Starbucks) has an overall height of 21 feet, and the northerly building (Salad and Go) has an overall height of approximately 20.5 feet. The buildings have a contemporary architectural design consisting of painted stucco exterior with metal canopies, glass storefronts, and vertical and horizontal reveal lines. There are surface plane and color variations consisting of walls that are slightly off-set with contrasting design schemes. The heights of the buildings vary and have been designed to break-up the roofline and enhance the overall look of the buildings.

#### Floor Plans

The plans depict a total structure roof area of 29,485 and 26,425 square feet distributed between the 5 proposed retail buildings. The larger in-line retail building has an area of 15,650 square feet and can be divided into 13 lease spaces. The automobile maintenance building has an area of 3,327 square feet, and the convenience store includes 3,200 square feet with a 1,250 square foot quick serve restaurant tenant space and a 3,060 square foot fuel canopy. The southerly restaurant (Starbucks) includes 2,161 square feet, and the northerly restaurant (Salad and Go) includes 837 square feet.

#### Signage

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates that the proposed uses for the shopping center are compatible with the surrounding community. To help mitigate the reduction in parking lot landscape fingers and strip areas, larger landscape terminal islands have been provided. Additionally, providing a 15 foot wide landscape buffer adjacent to the street frontages would further reduce parking. Additional medium and large trees are provided in the parking areas to mitigate the reduction in the parking lot landscape strip area. Providing the required approach and departure distances would negatively impact the site design, including the parking lot layout. The increased fill is required for the development of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-21-0545	Shopping center with waivers for alternative parking (parking lifts) and site design	Approved by BCC	January 2022
NZC-20-0427	Reclassified to M-D zoning for an office/warehouse complex with a use permit for future retail uses in a manufacturing zone	Withdrawn	December 2020
DR-0439-05	Retail center on the northern parcel - expired	Approved by PC	May 2005
ZC-1936-03	Reclassified the northern parcel to C-1 zoning for future commercial development	Approved by BCC	January 2003
ZC-0181-97	Reclassified the southern parcel to C-1 zoning for an office/retail complex	Approved by BCC	April 1997
UC-1905-97	Convenience store, gas station, and car wash	Approved by BCC	January 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Electrical substation & cell tower site
South	Neighborhood Commercial	C-1	Office complex
East	Neighborhood Commercial & Corridor Mixed-Use	C-P & C-1	Office building & undeveloped
West	Corridor Mixed-Use	C-2 & C-1	Office/retail building & undeveloped

**Related Applications**

Application Number	Request
VS-23-0136	A request to vacate and abandon patent easements and a portion of right-of-way (Rainbow Boulevard) 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**

### **Comprehensive Planning**

#### Use Permits

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

Similar commercial uses exist to the northwest of the subject property. Furthermore, Rainbow Boulevard is a major thoroughfare and retail area. Staff finds that the proposed uses within a shopping center at this location will not result in a substantial or undue adverse effect on nearby residential properties, traffic conditions, parking, public improvements, or other matters affecting the public's health, safety, or general welfare.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff finds that providing a buffer from the vehicle travel lanes increases pedestrian safety. **Revised plans provide for detached sidewalks and appropriate landscaping along Quail Avenue and Oquendo Road. Street landscaping includes intense buffers adjacent to drive-thru lanes and additional trees were added to the site and along the east property line. Staff can support the remaining request to allow medium Evergreen trees within an intense landscape buffer along Rainbow Boulevard adjacent to the drive-thru lanes. The proposed trees are compatible for use located under the overhead powerlines per the SNRPC Regional Plant List.**

#### Waiver of Development Standards #2 & Design Reviews #1 & #2

The loss of 2 parking spaces within the overall parking areas **does** not have an adverse effect on the use of the shopping center. The reduction in parking spaces provided is minimal, and staff can support that portion of the request. The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The buildings will have architectural enhancements such as cornice moldings, pop-outs, aluminum storefront systems, and stone veneer to enhance their visual appearance. The design of the parking lot **does not provide** a landscape finger every 6 spaces in some areas; however, the plant material is distributed to other areas of the site (along the east property line and **between the central drive-thru lane**). Staff can support the requests as designed.

## **Public Works - Development Review**

### Waivers of Development Standards #3a & #4

Staff can support the reduction in throat depth and reduced approach distance for the Oquendo Road driveway. The driveway will have a median to force egress traffic to make right turn movements out of the site onto Oquendo Road, helping to mitigate potential conflict caused by the reductions.

### Waiver of Development Standards #3b & #3c

Staff has no objection to the reduction in departure distance for both the Rainbow Boulevard and Quail Avenue driveways. Although the Rainbow Boulevard driveway is a few feet shy of the requirement, the bus turnout/right turn lane meets the minimum taper and storage dimensions, so the reduction will not be noticeable. The Quail Avenue driveway is as far east as possible.

### Design Review #3

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

## **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- Expunge WS-21-0545;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

## **Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;



- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Oquendo Road, 5 feet for Rainbow Boulevard and associated spandrels;
- Install a median island in the Oquendo Road driveway to prevent left turns out of the driveway;
- Install "No Left Turn" signage at the Oquendo Road driveway to prevent left turns out of the driveway.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Fire Prevention Bureau**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0376-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval of the use permits, waivers of development standards #2, #3, and #4, and design review #3; denial of waiver of development standards #1 and design reviews #1 and #2 (no left turn onto Oquendo Road).

**APPROVALS:** 1 card

**PROTESTS:** 2 cards

**COUNTY COMMISSION ACTION:** May 17, 2023 – HELD – To 06/21/23 – per the applicant to return to the Spring Valley Town Board

**APPLICANT:** NATHALIA DEVERA

**CONTACT:** SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PKWY #230, HENDERSON, NV 89052



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06/21/23 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

**UPDATE**  
RAINBOW BLVD/OQUENDO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0136-RAINBOW 26 LLC:**

**AMENDED HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street, and between Oquendo Road and Quail Avenue, and a portion of right-of-way being Rainbow Boulevard located between Oquendo Road and Quail Avenue, and a portion of right-of-way being Quail Avenue located between Rainbow Boulevard and Santa Margarita Street (previously not notified) within Spring Valley (description on file). MN/lm/syp (For possible action)

RELATED INFORMATION:

**APN:**

163-35-101-012; 163-35-101-019

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The plan depicts the vacation and abandonment of 3 foot wide and 33 foot wide patent easements located within the southern portion of the site, along with a 5 foot wide excess right-of-way along Rainbow Boulevard at the northern portion of the site, and a 5 foot wide excess right-of-way along Quail Avenue. The applicant indicates that the easements are no longer needed for development of the site and the vacation of a portion of Rainbow Boulevard and Quail Avenue is to provide detached sidewalks along the right-of-way.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-21-0545	Shopping center with waivers for parking lot lifts	Approved by BCC	January 2022
NZC-20-0427	Reclassified to M-D zoning for an office/warehouse complex with a use permit for future retail uses in a manufacturing zone	Withdrawn by PC	December 2020
DR-0439-05	Retail center on the northern parcel - expired	Approved by PC	May 2005

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1936-03	Reclassified the northern parcel to C-1 zoning for future commercial development	Approved by BCC	January 2003
ZC-0181-97	Reclassified the southern parcel to C-1 zoning for an office/retail complex	Approved by BCC	April 1997
UC-1905-97	Convenience store, gas station, and car wash	Approved by BCC	January 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Electrical substation & cell tower
South	Neighborhood Commercial	C-1	Office complex
East	Neighborhood Commercial & Corridor Mixed-Use	C-P & C-1	Office building & undeveloped
West	Corridor Mixed-Use	C-2 & C-1	Office/retail building & undeveloped

**Related Applications**

Application Number	Request
UC-23-0135	A use permit for a shopping center 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 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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

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

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Oquendo Road, 5 feet for Rainbow Boulevard, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), construct right-of-way for a combination right turn lane/bus turnout on Rainbow Boulevard, including passenger loading/shelter areas in accordance with RTC standards;
- 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:** Spring Valley - approval.

**APPROVALS:** 1 card

**PROTESTS:** 1 card

**COUNTY COMMISSION ACTION:** May 17, 2023 – HELD – To 06/21/23 – per the applicant to return to the Spring Valley Town Board.

**APPLICANT:** NATHALIA DEVERA

**CONTACT:** SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PKWY #230, HENDERSON, NV 89052



RESORT HOTEL/CASINO  
(TITLE 29)

DURANGO DR/MAULE AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0225-NP DURANGO, LLC:**

**USE PERMIT** for live entertainment.

**DESIGN REVIEWS** for the following: **1)** minor expansion to a resort hotel; and **2)** tandem parking spaces on 50.0 acres in an H-1 (Limited Resort and Apartment) within a P-C (Planned Community) Overlay District within the Rhodes Ranch Master Planned Community.

Generally located between the CC 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-05-601-035

**LAND USE PLAN:**  
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - LIMITED RESORT

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

- Site Address: 6915 S. Durango Drive
- Site Acreage: 50
- Number of Rooms: 452 (previous requests)/578 (current request)
- Project Type: Resort hotel/casino
- Building Height (feet): Up to 216
- Square Feet: 176,089 (previous requests - casino space)/187,632 (current request)
- Parking Required/Provided: 2,338/3,644 (combined)

**Site Plan**

The existing H-1 zoning on this site was approved through ZC-1282-06 in November 2006 with a subsequent clarification that was approved through UC-0726-08 in May 2008. However, portions of the site have been zoned H-1 and approved for a resort hotel/casino since January 1997. Therefore, this site location has been approved and anticipated to contain a resort hotel/casino for 26 years.

The recent redesign of the overall resort hotel was approved with UC-21-0387 in October 2021.

The applicant is requesting a design review for the following: 1) final plans on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures; and 2) tandem parking spaces within the new valet parking structure. The proposed project is Phase 2 of what was originally approved most recently with UC-21-0387 and is generally minor in scope and in some cases is a realignment of internal site building footprints. Phase 2 proposes the following that is in addition to what was approved with UC-21-0387: 1) 11,543 square feet of additional casino space; 2) 126 additional hotel rooms with a minor building footprint increase on the southern hotel tower (the total number of rooms approved with UC-21-0387, proposed 452 rooms with a new total of rooms of 578 between both requests); 3) 60,826 square feet of additional total enclosed area that adds entertainment area expansion, cinema expansion, added banquet space, bowling center, and new pool events center; 4) an increase in additional patio space; 5) proposed 3 level, 250 valet parking structure located between Maule Avenue and the pool events center; and 6) overall reduction of 40,351 square feet of landscape area.

The proposed valet parking structure will have a minimum setback of 37 feet from the south property line along Maule Avenue and because of the lower on-site grade, the top of the structure will only be 18 feet above the grade of Maule Avenue. There will be more than adequate parking for Phase 2 of the proposed development. As with UC-21-0387, there will be adequate parking for the full build-out of the project. There is currently no established timeline between initial development and Phase 2. The second design review is to allow tandem parking spaces within the new 3 level, 250 space valet parking structure. The total number of tandem spaces with the structure is approximately 142. The locked in Title 29 Development Code does not allow tandem parking spaces. Therefore, any deviation from the parking standards requires a design review.

As part of an ancillary use associated with a resort hotel, Durango Station is requesting outdoor live entertainment in conjunction with a proposed pool events center. The new pool events center will be located in the approved pool area in the southwest portion of the overall site. The building where the live entertainment is proposed will be designed so that it faces the pool and not facing any public right-of-way or nearby residential use. Since this site is part of the original Rhodes Ranch Major Project, the locked in Development Code in place is Title 29. Within the locked in Title 29, there is no minimum separation between outdoor live entertainment and any residential use, but live entertainment is still allowed as an ancillary use in the H-1 zone in conjunction with a resort. The 2 nearest residential uses to the building containing the live entertainment with the separations are as follows: 1) 737 feet to the existing single family residential use to the west; and 2) 360 feet to the existing multiple family residential use to the south which is on the south side of Maule Avenue.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

While Title 29 Development Code does not have a separation requirement from a residential use, there are adequate spatial separations, parking areas, building orientation containing the live



entertainment, proposed parking structure between Maule Avenue and the proposed pool event building, enhanced landscaping and buffering along the perimeter of the project site, to adequately provide for visual and acoustical buffering and mitigation of the use.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-21-0387	Final plans on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures	Approved by BCC	October 2021
ET-18-400190 (UC-0726-08)	Fourth extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2018
UC-0726-08 (ET-0073-15)	Third extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	November 2015
UC-0726-08 (ET-0082-13)	Second extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2013
UC-0726-08 (ET-0134-10)	First extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2010
UC-0726-08	Original application for a revised resort hotel/casino with accessory retail commercial	Approved by BCC	September 2008
ZC-1282-06	Reclassified the site to H-1 zoning for a resort hotel/casino	Approved by BCC	November 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	N/A	N/A	CC 215 Beltway
South	Commercial Tourist; Major Development Project - Commercial General; & Major Development Project - Mixed-Use	H-1, C-2, & R-3	Multiple family residential, retail center, & single family residential
East	Commercial General & Residential Urban Center	C-2 & R-4	Undeveloped
West	Residential Suburban & Residential High & Mixed-Use	R-2 & R-3	Single family residential

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

**Analysis  
Comprehensive Planning  
Use Permit**

This site is designated for limited resort in the Rhodes Ranch Specific Plan, which is intended for high intensity service commercial uses. As a result, uses such as live entertainment may be appropriate if the use does not negatively impact the surrounding uses. Both the proposed valet parking garage to the south and the direction of the pool building where the live entertainment

faces will not be impacting the multiple family developments on the south side of Maule Avenue. Therefore, staff can support this request.

### Design Reviews

This request is to address a few minor revisions on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures. Staff finds site circulation, building orientation and overall layout meets the objectives and standards of the Master Plan and Title 29. The design of the buildings complies with the requirements of Code for architectural elements to enhance the project and the development provides appropriate buffers, setbacks, and separation from residential development as encouraged by Urban Specific Policy 53.

Finally, the proposed use and site location achieve the following: 1) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Master Plan and Title 29; 2) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and 3) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

### **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 29, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the application must commence within 2 years of approval date or it will expire.

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

- Traffic study and compliance.

#### **Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT:** NP DURANGO, LLC  
**CONTACT:** CARL HAGELMAN, STATION CASINOS, 1505 S. PAVILION CENTER  
DRIVE, LAS VEGAS, NV 89135

DRAFT





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC.23-0225</u> DATE FILED: <u>5-1-23</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>6-13-23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6-21-23 (Forwarded)</u> <sup>H-1</sup> Major Project - Limited Resort FEE: <u>\$1350.00</u> <u>7-5-23</u> JJ      UC 21-0387
	<b>PROPERTY OWNER</b>  NAME: <u>NP Durango, LLC</u> ADDRESS: <u>1505 South Pavilion Center Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 419-9266</u> CELL: <u>(702) 419-9266</u> E-MAIL: <u>carl.hagelman@stationcasinos.com</u>
	<b>APPLICANT</b>  NAME: <u>NP Durango, LLC</u> ADDRESS: <u>1505 South Pavilion Center Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 419-9266</u> CELL: <u>(702) 419-9266</u> E-MAIL: <u>carl.hagelman@stationcasinos.com</u> REF CONTACT ID #: <u>N/A</u>
<b>CORRESPONDENT</b>  NAME: <u>Carl F. Hagelman, AIA</u> ADDRESS: <u>1505 South Pavilion Center Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 419-9266</u> CELL: <u>(702) 419-9266</u> E-MAIL: <u>carl.hagelman@stationcasinos.com</u> REF CONTACT ID #: <u>N/A</u>	

**ASSESSOR'S PARCEL NUMBER(S):** 176-05-601-035  
**PROPERTY ADDRESS and/or CROSS STREETS:** 6915 S. Durango Drive (NWC Durango Drive and Maule Avenue)  
**PROJECT DESCRIPTION:** Use Permit for Live Entertainment and Design Review for Minor Expansion - Durango Station Phase 2

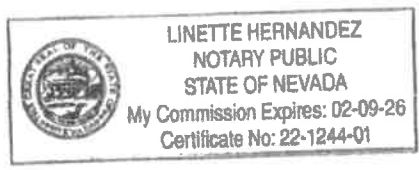
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

\_\_\_\_\_  
 Property Owner (Signature)\*      Jeffrey T. Welch  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 22, 2022 (DATE)

By Jeffrey T. Welch  
 NOTARY PUBLIC: [Signature] Linette Hernandez



\*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.

March 10, 2023

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

UC-23-0225

**RE: REVISED - Conditional (Special) Use Permit and Design Reviews – Durango Station Phase 2 (APN: 176-05-601-035)**

On behalf of Station Casinos, we are requesting a special use permit for outside live entertainment and design review for a minor expansion to a resort hotel for the **Durango Casino and Resort**. The subject development site is 50.0 acres, zoned H-1, and located on the west side of Durango Drive between the 215 Beltway and Maule Avenue.

Based on the attached plans with corresponding setbacks and proposed building locations, spatial distribution, separation from any residential uses, and screening and buffering, the proposed request is entirely consistent with the intent of the H-1 zoning district. The project is in full compliance with several Goals and Policies contained within the Clark County Master Plan.

### **Land Use History**

By way of background, the existing H-1 zoning was approved with ZC-06-1282 in November 2006 with a subsequent clarification approved in May 2008. However, portions of the site have been zoned H-1 and approved for a resort hotel/casino since January 1997. Therefore, this site location has been approved and anticipated to contain a resort hotel/casino for 26 years. ZC-06-1282 was approved on 70 acres and consisted of the following: **1)** 195,600 square feet of casino space; **2)** 1,040 hotel rooms; **3)** 216 foot high hotel tower; **4)** 63,000 square foot theatre complex; **5)** 58,000 square feet of retail uses; **6)** 64 bowling lanes; **7)** 54,000 square feet of fast food; **8)** 19,200 square feet of restaurant space; **9)** 94,200 square foot shopping center; and **10)** other ancillary uses (water features) and parking structures.

UC-08-0726 was approved in September 2008 for a request to modify a previously approved resort hotel/casino with additional office and retail area on 70 acres and consisted of the following: **1)** 120,000 square feet of casino space; **2)** 726 rooms; **3)** two hotel towers with a maximum height of 216 feet; **4)** 139,071 square feet of retail uses; and **5)** other ancillary uses (water features) and parking structures.

The recent redesign of the overall resort hotel was approved with UC-21-0387 in October 2021.

### **Conditional (Special) Use Permit**

As part of a traditional ancillary use associated with a resort hotel, Durango Station requests outdoor live entertainment in conjunction with a proposed Pool Events Center. The new Pool Events Center will be located in the approved pool area in the southwest portion of the overall site. The building where the live entertainment is proposed will be designed so that it faces the pool area thereby focusing all the sound internal to the site and not facing any public right-of-way or nearby residential use. The building will open via sliding, insulated doors and the stage will be within the interior of the building. Therefore, the live entertainment will be within a building but audible from the outside.

Since this site is part of the original Rhodes Ranch Major Project, the locked in Development Code in place is Title 29. Within the locked in Title 29, there is no minimum separation between outdoor live entertainment and any residential use, but live entertainment is still allowed as an ancillary use in the H-1 zone in conjunction with a resort

hotel. The current Development Code (Title 30) allows live entertainment as an ancillary use in conjunction with a resort hotel but requires a minimum separation of 500 feet from outdoor live entertainment and any residential use. While not having to comply, we have provided an exhibit depicting the separation from the two nearest residential uses to the building containing the live entertainment with the separations as follows: 1) 737 feet to the existing single family residential use to the west; and 2) 360 feet (to the property line with approximately 380 to 400 feet to the nearest residential building) to the existing multiple family residential use to the south which is on the south side of Maule Avenue, a collector street. While the current Title 29 Development Code does not have a separation requirement from a residential use, there are adequate spatial separations, parking areas, building orientation containing the live entertainment, proposed parking structure between Maule Avenue and the proposed pool event building, enhanced landscaping and buffering along the perimeter of the project site, to adequately provide for visual and acoustical buffering and mitigation of the use.

Therefore, the proposed use and site location achieve the following: a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 29; b) the proposed use will be adequately mitigated to protect neighboring areas and therefore will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare.

## **Design Review**

The applicant is requesting a design review for the following: 1) final plans on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures; and 2) tandem parking spaces within the new valet parking structure. The proposed project is Phase Two of what was originally approved most recently with UC-21-0387 and is generally minor in scope and in some cases is a realignment of internal site building footprints.

Phase Two proposes the following that is in addition to what was approved with UC-21-0387: 1) 11,543 square feet of additional casino space; 2) 126 additional hotel rooms with a minor building footprint increase on the southern hotel tower (the total number of rooms approved with UC-21-0387 in October 2021, proposed 452 rooms with a new total of rooms of 578 between both requests); 3) 60,826 square feet of additional total enclosed area that adds entertainment area expansion, cinema expansion, added banquet space, bowling center, and new Pool Events Center; 4) an increase in additional patio space; 5) proposed three level, 250 valet parking structure located between Maule Avenue and the Pool Events center; and 6) overall reduction of 40,351 square feet of landscape area. The proposed valet parking structure will have a minimum setback of 37 feet from the south property line along Maule Avenue and because of the lower on-site grade, the top of the structure will only be 18 feet above the grade of Maule Avenue. There will be more than adequate parking for Phase Two of the proposed development.

As with UC-21-0387, there will be adequate parking for the full buildout of the project. There is currently no established timeline between Phase Two. However, as part of both phases the project will incorporate enhanced pedestrian walkways, circulation, and orientation plans as well as functional bicycle accessibility with planned bicycle rack and storage facilities.

The second design review is to allow tandem parking spaces within the new three level, 250 space valet parking structure. The total number of tandem spaces with the structure is approximately 142. The locked in Title 29 Development Code does not allow tandem parking spaces. Therefore, any deviation from the parking standards requires a design review. In comparison, the current Title 30 Development Code allows tandem parking spaces so long the following: 1) the development provides 150 or more parking spaces; 2) no more than 30% of the total number of required spaces are designed as tandem spaces (end to end parking), and 3) a valet parking attendant is

## D G Consultants

on duty during business hours. Our request complies with the current standards with no known adverse impacts; therefore, our request is entirely consistent with similar H-1 zoned resort hotels.

Therefore, Phase Two is in full compliance with Title 29 and will not adversely impact any adjacent or contiguous properties.

Thank you for the consideration.

Sincerely,

Dionisio Smith



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06/21/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

GRAND CANYON DR/FORD AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-23-0241-AMH NV14 DEVELOPMENT, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) non-standard improvements.

**DESIGN REVIEW** for finished grade on 5.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/sd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-18-401-005; 176-18-801-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase block wall height to 18 feet, 6 inches (up to 12 foot, 6 inches retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (100% increase).
2. Allow non-standard improvements (existing landscaping) within the right-of-way (Sahara Avenue) where not permitted per Chapter 30.52.

**DESIGN REVIEW:**

Increase finished grade to 150 inches where 51 inches was previously approved (184% increased) where a maximum of 36 inches is the standard per Section 30.32.040 (a 317% increase).

**LAND USE PLAN:**

SPRING VALLEY- MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - SINGLE FAMILY RESIDENTIAL  
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.5

- Number of Lots: 42
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,317/6,578
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,052/2,300

#### Site Plan & History

The plans depict a single family residential development totaling 42 single family lots and 5 common area lots on 5.5 acres. The density of the residential subdivision is 7.7 dwelling units per acre. The lots range in size from a minimum of 3,317 square feet to a maximum of 6,578 square feet. Along the Grand Canyon Drive alignment an amendment to the Transportation Element was approved to eliminate the roadway from the plan (between Pebble Road and Ford Avenue). Therefore, the design of this development does not show Grand Canyon Drive going through. Access to the development is shown from Ford Avenue to the north. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street.

The application submitted is for an increase in finished grade and a waiver of development standards for increased wall height. The request also includes an increase finished grade higher than what was previously approved under ZC-21-0591.

#### Landscaping

A 6 foot wide landscape area is shown behind an attached sidewalk along Ford Avenue. Internal to the development a street landscape buffer is shown on both sides of the entry street. A waiver of development standards request is for an increase in wall height. The proposed increase in wall height is located along the western and southern property lines. The second waiver is for non-standard improvements in the existing right-of-way along Ford Avenue.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant states the request for increase fill along the south and west edge of the site is to address natural elevation changes in the topography of the land. This increased fill is adjacent to a natural drainage way and is required to protect the development. The request is to install a single retaining wall at 12 feet 6 inches in height without terracing due to the possible erosion factor of the 100 year storm flows that could impact the retaining wall. The wall would be required to be a solid structure; therefore, a terracing effect could render the structure unsafe and could cause a failure of the wall. This increased finished grade and retaining wall height would be facing a natural drainage way and would not impact the surrounding development. This additional wall height and fill have already been approved by Clark County Public Works with the technical drainage study. To further increase the waiver of the retaining wall height up to 12.5 feet where 4 feet was previously approved with NZC-21-0590, and 3 feet is the standard per section 30.64.050. The second waiver being requested is to allow non-standard improvements

located within the public right-of-way, more specifically for an irrigation crossing at the entrance of the previously approved development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-21-0590	Reclassified 5.5 acres from R-E to R-2 zoning, waivers for establish alternative yards, increased wall height, and reduced street intersection off-set, and design reviews for finished grade for a single family residential development	Approved by BCC	December 2021
TM-21-500166	Residential subdivision on Grand Canyon Drive and Ford Avenue	Approved by BCC	December 2021
VS-21-0591	Vacated and abandoned easements and right-of-way	Approved by BCC	December 2021
PA-21-700003	Plan amendment to the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue)	Adopted by PC	November 2021

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Rhodes Ranch) - Single Family Residential; Multiple Family Residential; & Public Facility	R-3 & P-F	Single family residential & Forbuss Elementary School
South	Open Lands	R-E	Blue Diamond Wash
East	Compact Neighborhood	R-E	Undeveloped
West	Mid-Intensity Neighborhood	Suburban R-E	Undeveloped

APN 176-18-401-005 is located in the Public Facilities Needs Assessment (PFNA) area.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

### Waiver of Development Standards #1

The proposed retaining wall is due to the natural low areas and topography of the site. The primary reasoning for the request for the over height wall is due to the land slopes adjacent to a natural drainage way. The applicant has requested an increase in wall height to 18 feet, 6 inches without terracing due to possible erosion of the existing 100 year storm flows. Staff finds the combined wall height of 18 feet and 6 inches will have significant impacts to the surrounding area or adjacent development; therefore, staff cannot support this request.

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

#### Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any irrigation crossings placed in the right-of-way. Staff can support waiver of development standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

#### Design Review

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

#### **Staff Recommendation**

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

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Comply with approved drainage study PW22-12345;

- 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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMH DEVELOPMENT, LLC

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



06/21/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
(TITLE 30)

OQUENDO RD/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0204-PN II, INC:

**ZONE CHANGE** to reclassify 3.2 acres from a P-F (Public Facility) Zone to an R-2 (Medium Density Residential) Zone.

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

**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) finished grade within the CMA Design Overlay District.

Generally located on the northwest corner of Oquendo Road and Cimarron Road within Spring Valley (description on file). MN/al/syp (For possible action)

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RELATED INFORMATION:

**APN:**

163-33-101-014

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the street intersection off-set to 91 feet where a minimum of 125 feet is required per Section 30.52.052 (a 27.2% reduction).

**DESIGN REVIEWS:**

1. A detached single family residential development.
2. Increase finished grade by 96 inches where an increase of 36 inches is the standard per Section 30.32.040 (a 166.7% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.2
- Number of Lots: 24 (residential)/4 (common elements)
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,367/4,067
- Project Type: Single family residential development

- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 2,708 to 3,023

#### Site Plan

The plan depicts a single family residential development consisting of 24 lots with a density of 7.5 dwelling units per acre. Access to the development is provided by a 42 foot wide private street that intersects with Oquendo Road along the southern boundary of the site. The private street terminates in a radius bulb cul-de-sac at the northern boundary of the site and has a 4 foot wide sidewalk along the east side of the street. There are 4 common element lots within the development, with 2 located along the north side of Oquendo Road on the east and west sides of the entrance to the development, and 2 on the east and west sides of the cul-de-sac on the northern portion of the site. There are 12 residential lots on each side of the private street and the plans do not depict direct access to the adjacent public streets. The applicant has also submitted a request to vacate and abandon 5 feet of Oquendo Road and Cimarron Road adjacent to this site in order to provide a 15 foot wide landscape area with detached sidewalks along these streets.

#### Landscaping

The plans depict 4 common lots with a combined area of approximately 16,117 square feet. The landscape areas along Oquendo Road will be located within 2 of the common lots and will consist of trees, shrubs, and groundcover with a detached sidewalk per Figure 30.64-17. A 15 foot wide landscape easement will be located in the rear of the lots along Cimarron Road consisting of trees, shrubs, and groundcover with a detached sidewalk per Figure 30.64-17. The 2 remaining common lots are located on the northern portion of the site on each side of the private street. These common lots will consist of trees, shrubs, and groundcover and will provide useable open space for the residents of the development.

#### Elevations

Plans were submitted for 3 residential home models with 3 different elevations for each model. The homes are all 3 stories with a maximum building height of 35 feet. Each home will have a pitched roof with concrete tile roofing material. The exterior of the homes will have a stucco finish painted in earth tone colors. Architectural elements such as window fenestrations, decorative bands, pop-outs and recesses, and variations in roof height will break-up the vertical and horizontal surfaces of the homes.

#### Floor Plans

The plans depict single family homes between 2,708 square feet to 3,023 square feet in area. Each home will have a 2 car garage and options for 3 to 6 bedrooms.

#### Applicant's Justification

The applicant indicates that the proposed development is in conformance to the Master Plan. The proposed use is consistent and compatible with existing and planned land uses in the area. The site is constrained by existing roadways on 2 of the 4 sides of the property. In order to provide positive drainage, the site will have areas that will require the increase in finished grade due to these existing site constraints. Access to the site is provided from Oquendo Road and the



property to the south does not provide access to Oquendo Road, so there will be no conflicting left turns at this entry.

**Surrounding Land Use**

	<b>Planned land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Use	P-F	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Flood channel & single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-23-0205	A vacation and abandonment of portions of rights-of-way is a companion item on this agenda.
TM-23-500058	A tentative map for a single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Zone Change

The proposed zone change is in conformance to the Master Plan. The proposed development is consistent and compatible with existing and planned land uses in the area. This request is in conformance with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. Therefore, staff can support the zone change.

Waiver of Development Standards

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

Design Review #1

The density and intensity of the proposed development is consistent and compatible with the existing residential developments abutting this site. The exterior materials to be used in the construction of the proposed homes is architecturally compatible with existing homes abutting

the site. However, Public Works is not supporting the request for the waiver of development standards to reduce the street intersection off-set. The approval of this waiver is necessary to allow for the proposed layout of the development. Since Public Works does not support the needed waiver, staff cannot support this design review for the development.

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

#### Waiver of Development Standards

Staff cannot support the reduction to the intersection off-set from Cimarron Road to Street "A". Cimarron Road ends north of Oquendo Road causing Oquendo Road to be the main access road for the residential developments in the area; the increasing traffic will cause potential collisions.

#### Design Review #2

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

### **Department of Aviation**

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

### **Staff Recommendation**

Approval of the zone change; denial of waiver of development standards and design reviews.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

waiver of development standards and design reviews must commence within 4 years of approval date or they will expire.

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

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

#### **Department of Aviation**

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

#### **Fire Prevention Bureau**

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0131-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** PN II, INC.

**CONTACT:** JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,  
LAS VEGAS, NV 89146



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06/21/23 BCC AGENDA SHEET

RIGHTS-OF-WAY  
(TITLE 30)

OQUENDO RD/CIMARRON RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0205-PN II, INC:**

**VACATE AND ABANDON** a portion of right-of-way being Cimarron Road located between Quail Avenue and Oquendo Road and a portion of a right-of-way being Oquendo Road located between Cimarron Road and Tomsik Street (alignment) within Spring Valley (description on file). MN/al/syp (For possible action)

RELATED INFORMATION:

**APN:**  
163-33-101-014; 163-33-201-009; 163-33-501-011

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

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

The applicant is proposing to develop the 3.2 acres on the northwest corner of Oquendo Road and Cimarron Road as a single family residential development. This request is to vacate the western 5 feet of Cimarron Road and the northern 5 feet of Oquendo Road adjacent to the site to allow for landscape areas with detached sidewalks as required by Code.

**Surrounding Land Use**

	<b>Planned land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Use	P-F	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Flood channel & single family residential

## Related Applications

Application Number	Request
ZC-23-0204	A request to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
TM-23-500058	A tentative map for a single family residential development is a companion item on this agenda.

## STANDARDS FOR APPROVAL:

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

### Analysis

#### Public Works - Development Review

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

### Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Flamingo Wash Cimarron Branch improvement project;
- 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**

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC.

**CONTACT:** JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,  
LAS VEGAS, NV 89146

DRAFT





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06/21/23 BCC AGENDA SHEET

CIMARRON AND PATRICK PHASE 1  
(TITLE 30)

OQUENDO RD/CIMARRON RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
TM-23-500058-PN II, INC:

**TENTATIVE MAP** consisting of 24 single family residential lots and common lots on 3.2 acres in an R-2 (Medium Density Residential) Zone within the CMA Design Overlay District.

Generally located on the northwest corner of Oquendo Road and Cimarron Road within Spring Valley. MN/al/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
163-33-101-014

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

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

- Site Address: N/A
- Site Acreage: 3.2
- Number of Lots: 24 (residential)/4 (common elements)
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,367/4,067
- Project Type: Single family residential development

The plan depicts a single family residential development consisting of 24 lots with a density of 7.5 dwelling units per acre. Access to the development is provided by a 42 foot wide private street that intersects with Oquendo Road along the southern boundary of the site. The private street terminates in a radius bulb cul-de-sac at the northern boundary of the site and has a 4 foot wide sidewalk along the east side of the street. There are 4 common element lots within the development, with 2 located along the north side of Oquendo Road on the east and west sides of the entrance to the development, and 2 on the east and west sides of the cul-de-sac on the northern portion of the site. There are 12 residential lots on each side of the private street and the plans do not depict direct access to the adjacent public streets. The applicant has also submitted a request to vacate and abandon 5 feet of Oquendo Road and Cimarron Road adjacent to this site in order to provide a 15 foot wide landscape area with detached sidewalks along these streets.

**Surrounding Land Use**

	Planned land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Flood channel & single family residential

**Related Applications**

Application Number	Request
ZC-23-0204	A request to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-23-0205	A vacation and abandonment of portions of rights-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30; however, staff is not supporting the design review portion of ZC-23-0204 and; therefore, cannot support this request.

**Department of Aviation**

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

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

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

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

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

#### **Comprehensive Planning - Addressing**

- Streets shall have approved street names and suffixes.

#### **Department of Aviation**

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

#### **Fire Prevention Bureau**

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0131-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** PN II, INC.

**CONTACT:** JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,  
LAS VEGAS, NV 89146

DRAFT

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06/21/23 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

RUSSELL RD/CONQUISTADOR ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0220-EHRLICH INVESTMENT TRUST 1979:

ZONE CHANGE to reclassify approximately 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping and attached sidewalk.

DESIGN REVIEW for a single family residential development.

Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley (description on file). JJ/rk/syp (For possible action)

RELATED INFORMATION:

**APN:**

163-31-101-004

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow alternative landscaping with attached sidewalk along local streets (Conquistador Street and Quail Avenue) where detached sidewalk and landscaping is required per Figure 30.64-17.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 37
- Density (du/ac): 7.4
- Minimum/Maximum Lot Size (square feet): 3,303/4,366
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 25
- Square Feet: 1,770/2,350

Site Plans

The plans depict a gated single family residential development totaling 37 single family lots and 2 common area lots on 5 acres. The density of the overall development is shown at 7.4 dwelling units per acre. The lots range in size from a minimum of 3,303 square feet to a maximum of 4,366 square feet. The development will have access from Quail Avenue to the south. The lots within the subdivision will be served by 39 foot wide internal private streets with no sidewalks. The waiver associated with this application is to reduce the street landscaping along Conquistador Street and Quail Avenue.

Landscaping

Street landscaping consists of an approximate 15 foot wide landscape area with a detached sidewalk along Russell Road. Along Conquistador Street and Quail Avenue the project will provide an 11 foot wide street landscape element consisting of 6 feet of landscaping with a 5 foot sidewalk behind the landscaping. Internal to the development are additional street landscape buffers along corner side lots.

Elevations

The development will provide 2 story model homes with the maximum height shown at approximately 25 feet. The plans submitted by the applicant depict 4 different models with each model having potential elevation variations. The building materials consisting of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The plans consist of 4 floor models that include 2 car front loaded garages and range in size from 1,770 square feet to 2,350 square feet.

Applicant's Justification

The applicant indicates that the proposed development will blend well with the developed R-2 zoned subdivisions in the area, and that the proposed density will result in a land use that is consistent with the surrounding neighborhood. Each house will include a 2 car garage and a 2 car driveway. Furthermore, the project will be in the spirit and characteristics of the newly adopted Master Plan which encourages varied densities and an integrated mix of housing types.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-12-400022 (ZC-0137-09)	First extension of time to reclassify this site to C-1 zoning without plans - expired	Approved by BCC	May 2012
ZC-0137-09	Reclassified this site to C-1 zoning without plans - expired	Approved by BCC	April 2009

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (Up to 8 du/ac)	RUD	Single family residential

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South	Open Lands	P-F	Elementary school
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-23-500061	A tentative map for 37 single family residential lots is a companion item on this agenda.

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Zone Change

This zone change request is conforming to the Enterprise Land Use Plan which designates this site as Residential Suburban for densities up to 8 dwelling units per acre. The proposed project will have a density of 7.4 dwelling units per acre. This single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can support the zone change request.

##### Waiver of Development Standards

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

Even though this is an in-fill parcel and the adjacent developments to the east and to the west have an attached sidewalk along local streets. Detached sidewalks are a required standard to remove pedestrians away from the lanes of travel. Additionally, providing trees on both sides of a detached sidewalk provides shade to the sidewalk area during multiple times of the day, and would provide an added visual relief. Therefore, staff cannot support this portion of the request.

##### Design Review

The design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with policy of the Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations

and floor plans comply with policy by providing a variety of elevations with articulated building facades. Therefore, staff can support this portion of the request.

### **Staff Recommendation**

Approval of the zone change and design review; denial of waiver of development standards.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Russell Road, 25 feet to the back of curb for Conquistador Street, 25 feet to the back of curb for Quail Avenue and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Russell Road improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### **Fire Prevention Bureau**

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



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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0218-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** STRIVE ENGINEERING

**CONTACT:** STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148

DRAFT





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ZC-23-0220</u> DATE FILED: <u>4.26.23</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>6/13</u> PC MEETING DATE: <u>---</u> R.E to R-2 BCC MEETING DATE: <u>7/5 Forwarded 6/21</u> Mid-Intensity Suburban FEE: <u>\$2,200.00</u> JJ
	<b>PROPERTY OWNER</b>  NAME: <u>LV Russell Road One, LLC</u> ADDRESS: <u>1605 Doge Street, Suite 3300</u> CITY: <u>Omaha</u> STATE: <u>NE</u> ZIP: <u>98102</u> TELEPHONE: <u>702-604-4609</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>LV Russell Road One, LLC</u> ADDRESS: <u>1605 Doge Street, Suite 3300</u> CITY: <u>Omaha</u> STATE: <u>NE</u> ZIP: <u>98102</u> TELEPHONE: <u>702-604-4609</u> CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Kelsey Barber /Strive Engineering</u> ADDRESS: <u>8912 Spanish Ridge Ave. Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702718-1788 Ext 108</u> CELL: <u>702-250-1167</u> E-MAIL: _____      REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-31-101-004

PROPERTY ADDRESS and/or CROSS STREETS: NWC of W Russell Rd and S Conquistador St.

PROJECT DESCRIPTION: 37-lot Single Family Residential Subdivision

(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.

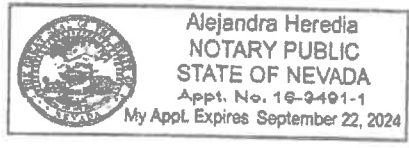
  
 \_\_\_\_\_  
 Property Owner (Signature)\*

\_\_\_\_\_  
 Brenden Keating  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 10, 22 (DATE)  
 By Brenden Keating

NOTARY PUBLIC: [Signature]



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

April 3, 2023

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

**Subject: Russell Conquistador- Justification Letter for Tentative Map, Design Review, Conforming Zone Change and Waiver of Standards-Conforming Applications (APN: 163-31-101-004)**

To Whom It May Concern,

On behalf of our client BOAM BFR, LLC, we are pleased to offer this Justification Letter for a Tentative Map, Conforming Zone Change, and Design Review for a proposed +/- 5.0-acre residential subdivision located at southwest corner of W Russell Rd and S Conquistador St. in Clark County Jurisdiction.

**Project Description:**

The site consists of one parcel; APN: 163-31-101-004. The proposed gated, two story, single family residential development consists of Thirty- Seven (37) lots on a +/- 5.0 acres, with a gross density of 7.4 DU/Gross Acre. The parcels are currently classified under Rural Estates Residential District (R-E) zoning and falls under the Mid-Intensity Suburban Neighborhood (Up to 8 Du/AC) in Spring Valley's planned land use area. The project site is surrounded by a mix of Single Family residential, Condominiums and school. The subdivision will feature single family residential lots. The site is proposing private street with curb, gutter, and sidewalk, which is consistent with the Clark County development guidelines in this area.

**Tentative Map:**

The proposed development requires a tentative map as detailed per Title 30.28. The development will take direct ingress from Quail Ave. This location is located directly across the street from the adjacent elementary school and the proposed location does not conflict with the driveway across Quail because it is for bus entrance only and is only entered from the west. Thus. There is no vehicular conflict.

Based on readily available record drawings; potable water is available on all perimeter roadways. Similarly, the closest available sanitary sewer is located east of the site within Conquistador St. At the time of the preparation of this letter, it is anticipated that the 2 points of connection for potable water for the proposed development will be north of the site at the intersection of Russell Road and south at Quail Ave. The anticipated point of connection for sanitary sewer will be south of site at the intersection of Conquistador St. and Quail Ave. Drainage of storm runoff is sheet flow from the northwest to the southeast, and this existing drainage pattern will be generally maintained.

**Design Review:**

Per Table 30.16-9, the applicant is requesting a Design Review for the following items: When in conjunction with any other required land use application for proposed construction. The design review is required as the applicant has companion applications in the form of a

conforming zone change and tentative map. We are proposing 3 distinct floor plans, and 3 distinct elevations for the floor plans. The overall height is approximately 19'-8 ¾".

**Conforming Zone Change:**

The applicant requests a conforming zone change from the existing R-E zoning to R-2 zoning with land use of Mid-Intensity Suburban Neighborhood. With the establishment of a R-2 zoning, a gross density of 7.4 dwelling units per acre is allowed and the proposed density is permitted. Having the conforming zone change will be compliant with all the other surrounding development.

**Waiver of Development Standards:**

We are requesting a waiver from Table 30.64-1 to allow for a reduction of the landscape buffer along the eastern and southern perimeters of the project site from the required 15 feet to 11 feet (5 foot detached sidewalk behind a 6 foot wide landscape area) to provide a detached sidewalk along local streets (Quail Ave, and Conquistador St.) where a sidewalk does not exist per the new ordinance that was adopted early 2022. The purpose of the buffer width reduction to allow for the development of this infill parcel is to be consistent with the surrounding and adjacent development. The adjacent developments to the east and to the west have an attached sidewalk and a 6-foot landscape buffer along Quail and along Conquistador. Providing detached sidewalks in this area would result in a development that is inconsistent with the area and severely impacts the development of the site to the density allowed in code by eliminating upwards of 8 lots. This request should be considered acceptable since the project site is an infill development and, the proposed design is consistent with the adjacent properties.

**Conclusion:**

The proposed two story, single family residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as the developed properties become populated by homeowners. No significant adverse impacts to the existing natural environment are anticipated.

The project parcel is located within an R-E (Rural Estates Residential) zone and the proposed development generally complies with all applicable provisions of the Clark County Development Code, Title 30 standards, and the goals of the Mid-Intensity Suburban Neighborhood (Up to 8 Du/AC) in Spring Valley's planned land use area. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving this application, so we can provide a development that is consistent with the city's vision. If you have any further questions, please do not hesitate to contact me at [John.Meng@strivenv.com](mailto:John.Meng@strivenv.com) or (702) 533-7179 or [Kelsey.Barber@strivenv.com](mailto:Kelsey.Barber@strivenv.com) or (702) 250-1167

Sincerely,



**Kelsey Barber**  
Lead Processor



**John Meng, PE**  
President / CEO

Cc:

Andres Vera (Boston Omaha)

Jacob Sakaguchi (Strive Engineering)

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RUSSELL CONQUISTADOR  
(TITLE 30)

RUSSELL RD/CONQUISTADOR ST

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

**TM-23-500061-EHRLICH INVESTMENT TRUST 1979:**

**TENTATIVE MAP** consisting of 37 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley. JJ/rk/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

163-31-101-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 37
- Density (du/ac): 7.4
- Minimum/Maximum Lot Size (square feet): 3,303/4,366
- Project Type: Single family residential development

The plans depict a gated single family residential development totaling 37 single family lots and 2 common area lots on 5 acres. The density of the overall development is shown at 7.4 dwelling units per acre. The lots range in size from a minimum of 3,303 square feet to a maximum of 4,366 square feet. The development will have access from Quail Avenue to the south. The lots within the subdivision will be served by 39 foot wide internal private streets with no sidewalks.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0137-09 (ET-0022-12)	First extension of time to reclassify this site to C-1 zoning without plans - expired	Approved by BCC	May 2012
ZC-0137-09	Reclassified this site to C-1 zoning without plans - expired	Approved by BCC	April 2009

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0220	A request to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

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

**Public Works - Development Review**

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



- Right-of-way dedication to include 45 feet to the back of curb for Russell Road, 25 feet to the back of curb for Conquistador Street, 25 feet to the back of curb for Quail Avenue and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Russell Road improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Comprehensive Planning - Addressing**

- No comment.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0218-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: STRIVE ENGINEERING**

**CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148**





# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

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APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	<b>APP. NUMBER:</b> <u>TM 23-500061</u>	<b>DATE FILED:</b> <u>4-26-23</u>
		<b>PLANNER ASSIGNED:</b> <u>RK</u>	<b>TAB/CAC DATE:</b> <u>6/13</u>
<input checked="" type="checkbox"/> <b>TENTATIVE MAP (TM)</b>		<b>TAB/CAC:</b> <u>Spring Valley</u>	<b>PC MEETING DATE:</b> <u>—</u>
		<b>BCC MEETING DATE:</b> <u>7/5 Forwarded 6/21</u>	<b>R-2</b> <u>Mid-Intensity Suburban</u>
		<b>FEE:</b> <u>\$750.00</u>	<b>JJ</b>

<b>PROPERTY OWNER</b>	<b>NAME:</b> <u>LV Russell Road One, LLC</u>
	<b>ADDRESS:</b> <u>1605 Doge Street, Suite 3300</u>
	<b>CITY:</b> <u>Omaha</u> <b>STATE:</b> <u>NE</u> <b>ZIP:</b> <u>98102</u>
	<b>TELEPHONE:</b> <u>702-604-4609</u> <b>CELL:</b> _____
	<b>E-MAIL:</b> <u>andres@bostonmahabfr.com</u>

<b>APPLICANT</b>	<b>NAME:</b> <u>LV Russell Road One, LLC</u>
	<b>ADDRESS:</b> <u>1605 Doge Street, Suite 3300</u>
	<b>CITY:</b> <u>Omaha</u> <b>STATE:</b> <u>NE</u> <b>ZIP:</b> <u>98102</u>
	<b>TELEPHONE:</b> <u>702-604-4609</u> <b>CELL:</b> _____
	<b>E-MAIL:</b> <u>andres@bostonmahabfr.com</u> <b>REF CONTACT ID #:</b> _____

<b>CORRESPONDENT</b>	<b>NAME:</b> <u>Kelsey Barber/ Strive Engineering</u>
	<b>ADDRESS:</b> <u>8912 Spanish Ridge Ave. Suite 200</u>
	<b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89148</u>
	<b>TELEPHONE:</b> <u>702-718-1788 Ext 108</u> <b>CELL:</b> <u>702-250-1167</u>
	<b>E-MAIL:</b> <u>Kelsey.Barber@strivenv.com</u> <b>REF CONTACT ID #:</b> _____

**ASSESSOR'S PARCEL NUMBER(S):** 163-31-101-004

**PROPERTY ADDRESS and/or CROSS STREETS:** SWC of W Russell Rd and S Conquistador St.

**TENTATIVE MAP NAME:** Russell Conquistador

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.

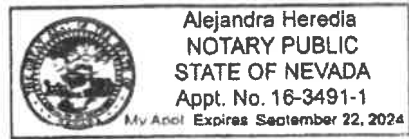
\_\_\_\_\_  
**Property Owner (Signature)\*** Brandon Ketcher  
**Property Owner (Print)**

**STATE OF** Nevada  
**COUNTY OF** Clark

**SUBSCRIBED AND SWORN BEFORE ME ON** August 10, 22 **(DATE)**

By Brandon Ketcher

**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.



8

PARK (JAMES REGIONAL SPORTS PARK)  
(TITLE 30)

ROBINDALE RD/DURANGO DR

**PUBLIC HEARING**

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

**ZC-23-0223-CLARK COUNTY REAL PROPERTY MANAGEMENT:**

**ZONE CHANGE** to reclassify 208.5 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone in the CMA Design Overlay District.

**DESIGN REVIEW** for a park expansion (trail) with ancillary amenities and structures on a portion of 381.6 acres in an R-E (Rural Estates Residential) Zone and a P-F (Public Facility) Zone in the CMA Design Overlay District.

Generally located on the east side of Durango Drive and the north and south sides of Robindale Road within Spring Valley (description on file). MN/mc/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-09-201-012; 176-09-301-005; 176-09-301-007; 176-09-401-001; 176-09-401-004; 176-09-401-007; 176-09-501-011; 176-09-701-001; 176-09-701-003; 176-09-701-004; 176-09-701-007 through 176-09-701-009; 176-09-701-012; 176-09-801-001 through 176-09-801-004

**LAND USE PLAN:**

SPRING VALLEY - PUBLIC USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8400 W. Robindale Road & 7980 W. Robindale Road
- Site Acreage: 208.5 (zone change)/381.6 (portion) (design review)
- Project Type: Multi-use trail and ancillary uses and structures
- Building Height: 16 feet, 4 inches (shade shelters)/8 feet, 4 inches (rest areas)

**Site Plan**

The plan depicts a (3.1 mile) multi-use trail, which will be part of the existing James Regional Sports Park. The majority of the park is developed with soccer fields, and most of the trail will be located east and south of the soccer fields on currently undeveloped land. The proposed trail is 15 feet wide, with 10 feet of paved asphalt and 5 feet of compacted decomposed granite. The trail loops from the north parking lot at Cimarron Road, heads east toward Buffalo Drive, then south to Robindale Road. The trail then continues south toward Windmill Lane, west toward Durango Drive before heading north again toward Robindale Road, and terminates near the existing soccer fields. Four rest stations are shown at the north, east, south, and west portions of

the trail. Shade pavilions are also shown as part of the rest areas. The plan shows other amenities for the trail including educational or interpretive signs and trail distance markers dispersed along the trail.

**Landscaping & Elevations**

The plans show existing undisturbed native desert landscaping (bushes and shrubs) adjacent to the proposed trail throughout the site. Native landscape boulders, 3 feet by 3 feet by 4 feet, are also shown adjacent to the trail and near the rest stations, dispersed throughout the site.

Shade shelters are 16 feet, 4 inches high, and 16 feet wide by 16 feet long, with vandal proof solar light fixtures proposed. The metal roofs will be painted Brandywine red and the frames will be brown. Each shelter will contain pre-cast concrete benches. Integrated into the design of the rest stations are 8 foot, 6 inches high, layered sign walls designed with a backdrop to mimic the Las Vegas Valley Mountain skyline and with a natural desert color scheme. The sign walls will indicate the rest station's location along the trail with a N, E, S, or W symbol.

**Applicant's Justification**

According to the applicant, the zone change and design review applications were submitted to allow for the development of a 3.1 mile multi-use trail. The trail is an extension of the existing James Regional Sports Park, and is intended to host casual users and race events such as community charity walks and 5K/10K runs. The project is funded by the Southern Nevada Public Lands Management Act.

The trail will utilize the existing parking facilities located at the park, of which there are approximately 1,015 parking spaces. The applicant also states that the Master Plan suggests the appropriate zoning district for the trail would be Public Facility (P-F), and the zone change request aligns with the Master Plan.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0981-14	Reclassified 107.5 acres from R-E and P-F zoning to P-F zoning, and a design review for a park (Southwest Regional Sports Complex)	Approved by BCC	February 2015
ZC-0274-03	Board of County Commissioners initiated a zone change that included a 24 acre portion of 176-09-201-012 to P-F zoning	Approved by BCC	March 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial; Public Use; & Mid-Intensity Suburban Neighborhood	C-1, R-2, R-E, & P-F	Single family residential, undeveloped, & Sierra Vista High School
South	Neighborhood Commercial & Public Use	R-2, R-E, & P-F	Single family residential & place of worship

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Medium Density Residential; Compact Neighborhood; & Neighborhood Commercial	R-2, R-E, C-2, & C-1	Single family residential & retail center
West	Mid-Intensity Suburban Neighborhood & Neighborhood Commercial	R-2 & C-1	Single family residential, golf course, & retail center

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Zone Change

The requested P-F zoning conforms to the Master Plan land use category for the site, which is Public Use. P-F zoning on the 208.5 acres park expansion as proposed will complement the P-F zoning of the existing approximately 107 acre park site. The public use land use category includes parks and trails among its intended primary land uses, and meets Goal 2.1 of the Master Plan "*Continue to expand the County's parks, trails, and open space system at a level that is sustainable.*" P-F zoning is compatible with 2 P-F zoned parcels adjacent to the site, Sierra Vista High School, which is adjacent to the northern portion of the trail site, and a parcel owned by a place of worship located at the southern portion of the trail site. Staff does not anticipate any negative impacts from the zone change to the nearby neighborhoods and community.

##### Design Review

The proposed 3.1 mile multi-use trail will connect to the existing paved multi-use trail located at the western portion of the sports park site. The trailhead and north rest area are at the north parking area accessed by Cimarron Road, and there is additional parking accessible from Robindale Road near the west rest area. There will be 14 to 17 small dry wash crossings integrated into the trail design, as well as various amenities such as shade pavilions and benches. The trail's 15 foot width design will accommodate a variety of park trail users, such as runners and bicyclists.

Staff does not anticipate any negative impacts from the proposed trail to the nearby neighborhoods and community. Park trails are common throughout Clark County, and this trail will add new recreational opportunities to the existing sports park facilities.

#### Staff Recommendation

##### Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Future land use applications may be required for signage and lighting;
- Design review as a public hearing on substantial design or use changes;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design review must commence within 2 years of approval date or it will expire.

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

- Right-of-way dedication to include 30 feet to 60 feet for Cimarron Road and associated spandrel.

### **Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: CLARK COUNTY REAL PROPERTY MANAGEMENT**

**CONTACT: BRIAN PATTERSON, RICK ENGINEERING, 1050 E. FLAMINGO ROAD  
#305, LAS VEGAS, NV 89119**







PLANNER  
COPY

TO: Sami Real

FROM: RICK Engineering Company (Brian Patterson, RLA NV#321, AZ#27538)

DATE: April 18, 2023

SUBJECT: **Justification Letter – James Regional Sports Park Multi-Use Trail – Design Review and Zone Boundary Amendment – Conforming**

20-23-0223

Ms. Real,

We are submitting this application package for a design review and a conforming zone boundary amendment to change sixteen (16) County owned parcels from the Rural Estates Residential (R-E) zone to the Public Facility (P-F) zone to allow for the development of a 3.1-mile multi-use trail.

The James Regional Sports Park Multi-Use Trail project is located on undeveloped land in Clark County, Nevada (See attached APNs map). The property is owned by Clark County and is generally bounded by Warm Springs Road to the north, Buffalo Drive to the east, Windmill Lane to the south and Durango Drive to the west. Robindale Road runs through the center of the property. When completed the James Regional Sports Park Multi-Use Trail will create a 3.1-mile loop through native desert and is intended to host casual users and race events including 5K/10K runs, community charity walks, cross-country training and races, biking challenges, and triathlons.

RICK Engineering was tasked with providing civil improvements, landscape architecture, survey, and geotechnical exploration for this 3.1-mile trail system. The trail is a vital link between the newly opened James Regional Sports Park complex comprised of 16 soccer fields and park amenities. The new trail was designed to connect to existing walkways at the northwest corner of the soccer complex and extend into the adjacent 400 acres of native desert habitat.

Civil engineering for the trail layout, includes (14-17) small at grade dry wash crossings and three major street crossings that require signalized electronic flashers and roadway markings and signage for pedestrian safety. The design of the multi-use trail will also feature four custom shaded rest pavilions and passive solar lighting, unique trail distance markers and 10 informational kiosks providing cultural and healthy lifestyle exercise information along the trail. The project is funded by the Southern Nevada Public Lands Management Act. These funds are generated from local BLM public land sales which in turn 95% of the proceeds must be used to build parks, trails, and open space corridors within the state of Nevada.

The multi-use trail is an extension of the existing James Regional Sports Park and therefore will utilize the existing parking facilities located at the park. There are approximately 1015 number of parking spaces, including 57 ADA spaces and 6 bus parking spaces. Additional overflow parking would be provided at Sierra Vista High School which has 828 spaces and 9 ADA spaces, on weekends and after school hours.



WINNER  
COPY

A portion of the property is currently zoned Rural Estates Residential (R-E) but requires a rezone to Public Facility (P-F) to allow the proposed multi-use trail and align with the Clark County Comprehensive Master Plan (CCCMP) (See attached the Master Plan). The properties are confined by Robindale Road to the north, Buffalo Drive to the east, Windmill Lane to the south and Durango Drive to the west (APN: 17609301005, 17609301007, 17609401004, 17609401001, 17609401007, 17609801004, 17609801002, 17609801001, 17609801003, 17609701008, 17609701007, 17609701001, 17609701012, 17609701003, 17609701004, 17609701009).

The property is within the Spring Valley Planning Area of the CCCMP and is designated as "Public Facilities". The Spring Valley Land Use Plan describes public facilities as areas that allow public parks and recreational areas such as public and private golf courses; trails and easements; drainage ways and detention basins; storm water control facilities; and any other large areas of permanent open land. Currently the CCCMP plans to develop an eight (8) field multi-use baseball complex, large playground areas, twenty-three (23) court pickle ball and eight (8) tennis court complexes, skate and splash pad areas, a community recreation center, special events center and immeasurably more. The Spring Valley Land Use Plan suggests that the appropriate zoning district for this type of land use would be Public Facility (P-F). Therefore, the zone change would align with the CCCMP and is considered a conforming amendment.

Sincerely,  
RICK Engineering Company

Brian Patterson, RLA NV#321, AZ#27538  
Senior Project Manager / Nevada Branch Manager



06/21/23 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

PATRICK LN/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0262-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE.** to reclassify 6.1 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** increase wall height.

**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) finished grade within the CMA Design Overlay District.

Generally located on the north side of Patrick Lane and the west side of Cimarron Road within Spring Valley (description on file). MN/rk/syp. (For possible action)

**RELATED INFORMATION:**

**APN:**

163-33-201-009; 163-33-201-019

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase combined screen wall and retaining wall height to 10 feet (4 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 11% increase).

**DESIGN REVIEWS:**

1. Single family residential development.
2. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 67% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 6.1
- Number of Lots/Units: 47
- Density (du/ac): 7.8
- Minimum/Maximum Lot Size (square feet): 3,307 (gross/net)/7,810 (gross/net)
- Project Type: Single family residential development
- Number of Stories: 2 & 3

- Building Height (feet): Up to 35
- Square Feet: 2,255/3,074

### Site Plan

The applicant is proposing a development for single family detached residences to be constructed on APN 163-33-201-009 and APN 163-33-201-019. The site has an overall total acreage of 6.1 acres with a density of 7.8 dwelling units per acre where 8 dwelling units per acre is the maximum density allowed per Table 30.40-2. Furthermore, the development will offer 47 single family residential lots with 4 common elements, an area of 0.4 acres of open space where no open space is required per Title 30. The entrance to the development is provided via a 50 foot wide private street that connects to Cimarron Road. For all lots within the development, a second internal 42 foot wide private street with a cul-de-sac on each end will provide access. The main area of open space (Common Lot A) is located adjacent to the northerly cul-de-sac. The street entrance will have 4 foot wide sidewalks on each side of the street while the internal street will have a 4 foot wide sidewalk on the east side of the street only. The plans depict detached sidewalks to be provided along Patrick Lane, Cimarron Road, and Oquendo Road. Immediately west of the proposed development is a flood control channel. Additionally, this request also includes a waiver of development standards to allow a wall combination (retaining/screening) up to 10 feet. The wall height condition is at the north and east property lines to provide positive drainage of the site.

### Landscaping

Street landscaping consists of an approximate 15 foot wide landscape area with a detached sidewalk along all 3 public street frontages. Along Conquistador Street and Quail Avenue the project will provide an 11 foot wide street landscape element consisting of 6 feet of landscaping with a 5 foot sidewalk behind the landscaping. Internal to the development are common lots at the north end of the site with a combined area of approximately 11,182 square feet.

### Elevations

The plans depict 2 and 3 story model homes with multiple elevations with a height ranging from 24 feet to 35 feet. The plans submitted by the applicant depict 3 different models with each model type having potential elevation variations. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, stone veneer, and varying rooflines.

### Floor Plans

The plans consist of 4 floor models that include 2 car front loaded garages and range in size from 1,770 square feet to 2,350 square feet.

### Applicant's Justification

The applicant indicates that the proposed development is in conformance to the Master Plan. The proposed use is consistent and compatible with existing and planned land uses in the area. The site is constrained by existing roadways on 3 of the 4 sides of the property. In order to provide positive drainage, the site will have areas that will require the increase in finished grade and wall height due to these existing site constraints.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & P-F	Single family residential & future Regional Flood Control District facility
South	Business Employment	M-D	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Flood control channel

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-23-0263	A request to vacate and abandon portions of rights-of-way being Patrick Lane, Cimarron Road, and Oquendo Road is a companion item on this agenda.
TM-23-500071	A tentative map for 47 lots and 1 common element for a single family development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning  
Zone Change**

The proposed zone change is in conformance to the Master Plan. The proposed project will have a density of 7.8 dwelling units per acre. This single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can support the zone change request.

**Waiver of Development Standards**

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

The plans show increased retaining wall height near the northeast portion of the development, adjacent to public street frontage. The primary reasoning for the height increase is needed to accommodate street drainage, natural topography, and corresponding pad heights. Therefore, staff can support this portion of the request.



### Design Review #1

The design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with policy of the Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans comply with policy by providing a variety of elevations with articulated building facades. Therefore, staff can support this portion of the request.

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

#### Design Review #2

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

### **Department of Aviation**

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- No roof top decks.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design reviews must commence within 4 years of approval date or they will expire.

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

- Drainage study and compliance;



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

#### **Department of Aviation**

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

#### **Fire Prevention Bureau**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0130-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PNJI, INC.**

**CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,  
LAS VEGAS, NV 89146**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

19

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ZC-23-0262</u> DATE FILED: <u>5-9-23</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>6-13-23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6-21-23 (7.5.23)</u> FEE: <u>\$ 2,200.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 S Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u>
	<b>APPLICANT</b>  NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 S Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>GCW / Jennifer Veras</u> ADDRESS: <u>1555 S Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>jveras@gcwengineering.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-33-201-009,163-33-201-019

PROPERTY ADDRESS and/or CROSS STREETS: Cimarron and Patrick

PROJECT DESCRIPTION: Residential Subdivision

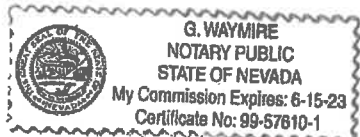
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME, ON 7-1-22 (DATE)

By [Signature]  
 NOTARY PUBLIC: G. Waymire



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

PLANNER COPY

764-A231

February 16, 2023

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

**RE: Cimarron and Patrick Phase 2 APN's 163-33-201-009 and 019  
Approximately 6.07 +/- Gross Acres  
Request for Design Review, Waivers, Zone Change, and Vacation**

To whom it may concern:

On behalf of our client, Pulte Group, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

**Project Description:**

The project is located on the current Department of Aviation site with approved zoning of R-E (Rural Estates) The property is located on the south side of Oquendo Road, the west side of Cimarron Road, north side of Patrick Lane and east of a future Clark County Regional Flood Control District Facility.

**Zone Change**

Currently the site is zoned R-E with a Land Use of Mid-Intensity Suburban Neighborhood, which allows up to 8 du/acre. We are proposing to change the zoning to R-2, which is conforming to the current land use, and the proposed density is 7.74 du/acre. The existing development to the east is Zoned R-2 with a Land Use of Mid-Intensity Suburban Neighborhood. The proposed development to the north and west have applications to zone R-2 with a Land Use of Mid-Intensity Suburban Neighborhood and R-2 and a Land Use of Mid-Intensity Suburban Neighborhood respectively. The undeveloped land to the south is zoned Designed Manufacturing (M-D) and has a planned use of Business Employment.

**Design Review:**

The Design Review is being requested to increase the finished grade over the maximum 36" per Clark County Title 30.32.40.a.9.b. The current site is a parcel from the July DOA auction and has an existing earthen channel that runs through the property to convey storm flow to the north. In order to construct building pads, the channel will be required fill and will have a maximum fill depth of 5'.

The proposed site will consist of 47 single family residential lots on 6.07 gross acres for a density of 7.74 dwelling units per gross acre. There will be a landscape easement between the property/right of way line that will comply to 30.64 requirements. The site will offer 3 different plans with 3 different elevations per plan: the livable square foot range will be from 2,708-3,023 sqft. There will be no models at this community, the homesites will be sold remotely at a sales office. Minimum Lot Size is 3,307 sqft and maximum lot size will be 7,810 sqft. The site will conform to Title 30.40-2 R-2 Setbacks.

PLANNER COPY

**Waivers:**

**1. Title 30.64.050 – Retaining Wall Height**

Standard:	3' of retaining wall with 6' screen wall.
Requested Waiver:	Allow 4' of retaining wall with 6' screen wall.
Justification:	This condition is at the northeast side along Cimarron Road where the existing grade is established and in order to provide positive drainage for. Currently, the grading quantities are near a balance, and the additional height will allow the quantities to remain near balance.

**Tentative Map and Vacation:**

We are also submitting the Tentative Map proposing 47 single-family units along with a Vacation application package. The vacation is for the south 5' along Oquendo Road, west 5' Along Cimarron Road, and the north 5' along Patrick Lane.

If you have any questions or clarifications, please call me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE  
Vice President





06/21/23 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

PATRICK LN/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0263-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** a portion of right-of-way being Oquendo Road located between Tomsik Street and Cimarron Road; a portion of Cimarron Road located between Oquendo Road and Patrick Lane; and a portion of right-of-way being Patrick Lane located between Tomsik Street and Cimarron Road within Spring Valley (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

**APN:**

163-33-201-009; 163-33-201-019

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The submitted plans depict the vacation and abandonment of portions of rights-of-way being Oquendo Road, Cimarron Road, and Patrick Lane. Five feet of right-of-way will be vacated along each street to allow the construction of detached sidewalks.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & P-F	Single family residential & future Regional Flood Control District facility
South	Business Employment	M-D	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Flood control channel

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0262	A zone change to reclassify 6.1 acres from R-E to R-2 zoning for a single family residential development is a companion item on this agenda.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-23-500071	A tentative map for 47 lots and 1 common element for a single family development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Public Works - Development Review**

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Flamingo Wash, Cimarron Branch improvement project;
- 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: PN II, INC.**

**CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,  
LAS VEGAS, NV 89146**

**DRAFT**



06/21/23 BCC AGENDA SHEET

CIMARRON AND PATRICK PHASE 2  
(TITLE 30)

PATRICK LN/CIMARRON RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-23-500071-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 47 lots and common lots on 6.1 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the north side of Patrick Lane and the west side of Cimarron Road within Spring Valley. MN/rk/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-33-201-009; 163-33-201-019

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

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

**General Summary**

- Site Acreage: 6.1
- Number of Lots/Units: 47
- Density (du/ac): 7.8
- Minimum/Maximum Lot Size (square feet): 3,307 (gross/net)/7,810 (gross/net)
- Project Type: Single-family residential development

**Project Description**

The applicant is proposing a development for single family detached residences to be constructed on APN 163-33-201-009 and APN 163-33-201-019. The site has an overall total acreage of 6.1 acres with a density of 7.8 dwelling units per acre where 8 dwelling units per acre is the maximum density allowed per Table 30.40-2. Furthermore, the development will offer 47 single family residential lots with 4 common elements, an area of 0.4 acres of open space where no open space is required per Title 30. The entrance to the development is provided via a 50 foot wide private street that connects to Cimarron Road. For all lots within the development, a second internal 42 foot wide private street with a cul-de-sac on each end will provide access. The main area of open space (Common Lot A) is located adjacent to the northerly cul-de-sac. The entrance street will have 4 foot wide sidewalks on each side of the street while the internal street will have a 4 foot wide sidewalk on the east side of the street only. The plans depict detached sidewalks to be provided along Patrick Lane, Cimarron Road, and Oquendo Road. Immediately west of the proposed development is a flood control channel.

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & P-F	Single family residential & future Regional Flood Control District facility
South	Business Employment	M-D	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Flood control channel

### Related Applications

Application Number	Request
ZC-23-0262	A zone change to reclassify 6.1 acres from R-E to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-23-0263	A request to vacate and abandon portions of rights-of-way being Patrick Lane, Cimarron Road, and Oquendo Road 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

##### Comprehensive Planning

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

##### Department of Aviation

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

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

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

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

#### **Comprehensive Planning - Addressing**

- No comments.

#### **Department of Aviation**

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

#### **Fire Prevention Bureau**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0130-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC

**CONTACT:** JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,  
LAS VEGAS, NV 89146

DRAFT



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

21

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500071</u>	DATE FILED: <u>5-9-23</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>6-13-23</u>
TENTATIVE MAP (TM)		TAB/CAC: <u>SPRING VALLEY</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>6-21-23</u>	
		FEE: <u>\$ 750.00</u>	

PROPERTY OWNER	NAME: <u>PN II, Inc.</u>
	ADDRESS: <u>7255 S Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>kendra.saffle@pultegroup.com</u>

APPLICANT	NAME: <u>PN II, Inc.</u>
	ADDRESS: <u>7255 S Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>kendra.saffle@pultegroup.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>GCW / Jennifer Veras</u>
	ADDRESS: <u>1555 S Rainbow Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-804-2096</u> CELL: _____
	E-MAIL: <u>jveras@gcwengineering.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-33-201-009, 163-33-201-019

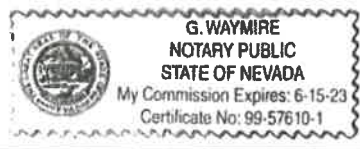
PROPERTY ADDRESS and/or CROSS STREETS: Cimarron and Patrick

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

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

[Signature] Property Owner (Signature)\*  
BEAN ANDERSON Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON 5-11-23 (DATE)  
By [Signature]  
NOTARY PUBLIC: [Signature]



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

764-A231

October 24, 2022

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


*T-4-23-50002*

**RE: Cimarron and Patrick Phase 2 APN's 163-33-201-009 and 019  
Approximately 6.07 +/- Gross Acres  
Request for Tentative Map Hold Letter**

On behalf of our client, Pulte Group, Inc., GCW, Inc. (GCW) is submitting a Tentative Map application for the subject parcel. This Tentative Map is submitted with applications for Design Review and Waiver of Development Standards. We respectfully request the Tentative Map be held and heard at public hearings concurrently with the aforementioned land use actions.

If you have any questions or clarifications, please call me at (702) 804-2153.

Cordially,

  
Wesley T. Petty, PE  
Vice President

PLANNER COPY

