



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

September 24, 2024

6:00pm

## AGENDA

**Note:**

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

Board/Council Members: John Getter, Chair  
Dale Devitt  
Randal Okamura

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

Secretary: Carmen Hayes (702) 371-7991 [chaves70@yahoo.com](mailto:chaves70@yahoo.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

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

- III. Approval of Minutes for September 10, 2024. (For possible action)
- IV. Approval of the Agenda for September 24, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
    - Applications are available until November 14<sup>th</sup> at 5:30 pm for appointments by the Clark County Board of Commissioners to serve on the Spring Valley TAB/CAC for a two year (2-year) term beginning January 2025.
    - Children Mini Market, Helen Meyer Community Center 4525 New Forrest Drive Children ages 5 to 17 are invited to open up shop\* at the Children Mini Market at Helen Meyer Community Center. September 28, 10am – 12pm.

VI. Planning and Zoning

- 1. **AR-24-400104 (WC-23-400190 (UC-20-0231))-CHOUL, LLC:**  
**WAIVERS OF CONDITIONS FIRST APPLICATION FOR REVIEW** for a use permit limiting hours of operation from 4:00 p.m. to 2:00 a.m. 7 days a week in conjunction with a hookah lounge and supper club on a portion of 2.43 acres in a CG (Commercial General) Zone. Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/my/xx (For possible action) **10/15/24 PC**
- 2. **WS-24-0464-BAUMGARTNER NICOLE IRENE:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Palmyra Avenue, east side of Sorrel Street within Spring Valley. JJ/jm/syp (For possible action) **10/15/24 PC**
- 3. **WS-24-0459-CITY LIGHT CHURCH, INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (streetlights) in conjunction with an approved place of worship on 4.03 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Sunset Road, 900 feet west of Lindell Road within Spring Valley. MN/dd/kh (For possible action) **10/16/24 BCC**
- 4. **ZC-24-0453-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.:**  
**ZONE CHANGE** to reclassify 5.17 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Rochelle Avenue, 330 feet west of El Capitan Way within Spring Valley (description on file). JJ/rg (For possible action) **10/16/24 BCC**

5. **VS-24-0454-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tall Tree Street and El Capitan Way, and between Rochelle Avenue and Peace Way within Spring Valley (description on file). JJ/rg/syp (For possible action) **10/16/24 BCC**
  
6. **WS-24-0455-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; 2) increase fill height; and 3) reduce driveway setback.  
**DESIGN REVIEW** for a single-family residential subdivision on 5.17 acres in an RS3.3 (Single-Family Residential 3.3) Zone. Generally located on the south side of Rochelle Avenue, 330 feet west of El Capitan Way within Spring Valley. JJ/rg/syp (For possible action) **10/16/24 BCC**
  
7. **TM-24-500095-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.:**  
**TENTATIVE MAP** consisting of 40 single-family residential lots and 4 common lots on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Rochelle Avenue, 330 feet west of El Capitan Way within Spring Valley. JJ/rg/syp (For possible action) **10/16/24 BCC**
  
8. **ZC-24-0474-GKT 5, LLC & ARNOLD, ALAN J. TRUST:**  
**ZONE CHANGE** to reclassify 6.47 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone for a future light industrial development. Generally located on the west side of Tenaya Way and the south side of Arby Avenue (alignment) within Spring Valley (description on file). MN/rk/syp (For possible action) **10/16/24 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: October 8, 2024.

X. Adjournment.

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



10/15/24 PC AGENDA SHEET

**PUBLIC HEARING**

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

**AR-24-400104 (WC-23-400190 (UC-20-0231))-CHOUL, LLC:**

**WAIVERS OF CONDITIONS FIRST APPLICATION FOR REVIEW** for a use permit limiting hours of operation from 4:00 p.m. to 2:00 a.m. 7 days a week in conjunction with a hookah lounge and supper club on a portion of 2.43 acres in a CG (Commercial General) Zone.

Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/my/xx (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-13-215-002

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3650 S. Jones Boulevard, Suites 10-14
- Site Acreage: 2.43 (portion)
- Project Type: Hookah lounge & supper club
- Number of Stories: 1
- Square Feet: 5,600 (lease space)/23,140 (overall)
- Parking Required/Provided: 204/150 (entire site) per UC-23-0736

**History & Site Plan**

In July 2020, UC-20-0231 was approved to allow for a hookah lounge, supper club, and reduced separation from residential. The approval required a 6 month review as a public hearing and limited the hours of operation from 4:00 p.m. to 2:00 a.m. 7 days per week. In April 2021, AR-21-400020 was approved and the review time limit was removed. In October of 2022, the applicant filed a waiver of conditions to extend their hours of operation to 4:00 a.m. 7 days per week. That application (WC-22-400135) was approved in February of 2023 with a condition that required another 6 months to review as a public hearing with the hours of operation limited from 4:00 p.m. to 3:00 a.m. The review was never filed, therefore, the waiver of conditions application expired. Another waiver of conditions application (WC-23-400190) was filed with the same request. Which was approved in February 2024 with the same conditions: 6 months to review as a public hearing; and hours of operation limited to 4:00 p.m. to 3:00 a.m. This application is to satisfy the first condition of approval of WC-23-400190, and to extend the hours of operation to 9:00 a.m.

The approved plans under UC-20-0231 show an existing 3,200 square foot hookah lounge and attached 2,400 square foot restaurant with a supper club located within an existing commercial center. The lease area is located in the central portion of an existing in-line retail building which is located near the eastern portion of the property. There is a residential development located directly to the east of the existing commercial center. The subject building shares parking with 1 other pad site building at the corner of Jones Boulevard and Cherokee Avenue. The commercial center has access from both Jones Boulevard and Cherokee Avenue, with shared cross access circulation with the property to the south.

#### Previous Conditions of Approval

Listed below are the approved conditions for WC-23-400190 (UC-20-0231):

#### Comprehensive Planning

- 6 months to review as a public hearing;
- Hours of operation to be limited to 4:00 p.m. to 3:00 a.m.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Listed below are the approved conditions for WC-22-400135 (UC-20-0231):

#### Current Planning

- 6 months to review as a public hearing;
- Hours of operation limited to 4:00 p.m. to 3:00 a.m.
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for AR-21-400020 (UC-20-0231):

#### Current Planning

- Remove the time limit.

Listed below are the approved conditions for UC-20-0231:

#### Current Planning

- 6 months to review as a public hearing;
- Hours of operation to be limited to 4:00 p.m. to 2:00 a.m. 7 days a week.

- Applicant is advised that 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.

**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.

**Applicant's Justification**

The applicant would like to extend their business hours from 4:00 p.m. to 9:00 a.m. to host a brunch service. They state they understand that their hours were limited due to the actions of previous tenants. They are focused on becoming a food-oriented locale with hookah and music as secondary uses.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WC-23-400190 (UC-20-0231)	Request to extend business hours	Approved by PC	February 2024
UC-23-0736	On-premises consumption of alcohol (supper club) and reduced residential separation	Approved by PC	December 2023
WC-23-400099 (UC-20-0231)	Request to extend business hours	Withdrawn by PC	August 2023
WC-22-400135 (UC-20-0231)	Request to extend business hours	Approved by PC	February 2023
UC-21-0749	Service Bar in conjunction with a restaurant in a retail center	Approved by PC	February 2022
AR-21-400020 (UC-20-0231)	Hookah lounge, supper club, and separation from residential	Approved by PC	April 2021
UC-20-0231	Hookah lounge, supper club, reduced separation from residential	Approved by PC	July 2020
UC-19-0801	Supper club with a hookah lounge and a reduced separation to a residential use	Withdrawn at BCC	January 2020
UC-0513-16	Service Bar	Approved by PC	September 2016
UC-0588-15	Supper club and hookah lounge - expired	Approved by PC	October 2015
UC-0389-13	Secondhand sales	Approved by PC	August 2013
UC-0265-08	Supper club and reduced separation from a residential use	Approved by PC	May 2008

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0139-08	Banquet facility - expired	Approved by PC	March 2008
UC-1788-05	Service bar	Approved by PC	December 2005
UC-0779-02	Service bar	Approved by PC	July 2002
ZC-0288-99	Reclassified a portion of the commercial center to C-2 zoning	Approved by BCC	May 1999
DR-1664-96	Shopping center	Approved by PC	November 1996
ZC-0158-96	Reclassified the site to C-1 zoning	Approved by BCC	March 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Neighborhood Commercial	CO	Commercial buildings
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

A review was required 6 months after approval. Applicant has demonstrated compliance with conditions.

Staff finds that the originally approved use is no longer in Code and the use is now classified as a restaurant. Since the last waiver of conditions was approved, there have been no known complaints or active Code Enforcement violations on the property. For these reasons, staff recommends approval of this request and removal of the time limit.

**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**

- Remove the time limit.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** ASHENAFI TILAHUN

**CONTACT:** JENNIFER GAYNOR, J. GAYNOR LAW, 1810 S. 7TH STREET, LAS VEGAS,  
NV 89104

**DRAFT**





# Department of Comprehensive Planning Application Form

PLANNER  
COPY

ASSESSOR PARCEL #(s): 163-13-215-002

PROPERTY ADDRESS/ CROSS STREETS: 3650 S. Jones Blvd., Suites 10-14, East side of Jones Blvd. and Cherokee Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Six-month review of Supper club tenant waiver of conditions to extend business hours. Waiver extended hours from 4pm to 3am daily (was midnight/2am close). Tenant would now also like to extend hours to 9 am open to allow for brunch service.

PROPERTY OWNER INFORMATION

NAME: Choul, LLC  
 ADDRESS: 7963 Rio Rico Dr.  
 CITY: Las Vegas STATE: NV ZIP CODE: 89113  
 TELEPHONE: 702-751-2825 CELL 702-751-2825 EMAIL: chanarealtypm@gmail.com

APPLICANT INFORMATION (must match online record)

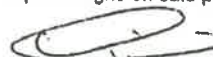
NAME: Secret LLC dba Secret Lounge and Restaurant  
 ADDRESS: 3560 S. Jones Blvd. Ste 10-14  
 CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: (202) 468-2760 CELL (202) 468-2760 EMAIL: ashenafig2012@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: J. Gaynor Law, Ltd., Jennifer Gaynor  
 ADDRESS: 1810 S. 7th Street  
 CITY: Las Vegas STATE: NV ZIP CODE: 89104 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-569-3208 CELL 702-569-3208 EMAIL: jennifer@jgaynorlaw.com

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

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

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

SANG CHOUL KIM  
 \_\_\_\_\_  
 Property Owner (Print)

08/01/2024  
 \_\_\_\_\_  
 Date

DEPARTMENT USE ONLY

<input type="checkbox"/> A1	<input checked="" type="checkbox"/> A2	<input type="checkbox"/> C1	<input type="checkbox"/> BLDG	<input type="checkbox"/> S1	<input type="checkbox"/> C2	<input type="checkbox"/> M1
<input type="checkbox"/> A3	<input type="checkbox"/> A4	<input type="checkbox"/> C2	<input type="checkbox"/> S2	<input type="checkbox"/> C3	<input type="checkbox"/> V1	<input type="checkbox"/> Z1
<input type="checkbox"/> A4	<input type="checkbox"/> U1	<input type="checkbox"/> BLDG	<input type="checkbox"/> S3	<input type="checkbox"/> T1	<input type="checkbox"/> V2	<input type="checkbox"/> OTHER

DEPARTMENT USE ONLY AR-24-400104

DEPARTMENT USE ONLY 10/15/24

DEPARTMENT USE ONLY Spring Valley

DEPARTMENT USE ONLY 9/24/24

DEPARTMENT USE ONLY MY  
8/14/24  
\$800

AP-24-400104



PLANNER  
COPY

1810 S. 7<sup>th</sup> Street  
Las Vegas, Nevada 89104  
(702) 608-2920  
[jennifer@jgaynorlaw.com](mailto:jennifer@jgaynorlaw.com)  
[www.jgaynorlaw.com](http://www.jgaynorlaw.com)

June 26, 2024

**VIA Electronic Submittal**

Clark County Department of Development Services  
Current Planning Division  
500 S. Grand Central Parkway  
Box 551741  
Las Vegas, NV 89155-1741

**RE: 6-Month Review of Waiver of Conditions to allow extension of business hours**

To Whom It May Concern:

The following justification letter is in support of the six-month review of a Waiver of Conditions for my client, Secret LLC, dba Secret Lounge and Restaurant ("Secret"). The Waiver currently allows operation until up to 3 am on certain nights, where it was limited by condition to open at 4 pm and close at 12 am Sunday-Thursdays and 2 am on Friday-Saturday. This is in conjunction with the Secret location at 3650 S. Jones Blvd., Suites 10-14, Las Vegas, NV 89103, parcel #163-13-215-002 ("the Property").

The Property is zoned Commercial General (CG) and encompasses 2.5 acres on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley.

Secret has a focus on authentic Ethiopian food and hookah for its guests. Secret would like to have the flexibility to set its business hours to allow for brunch service as well as to allow them to stay open later on certain nights. We note that the conditions limiting the hours had been put on this parcel in UC-20-0231-Choul LLC in 2020, years before Secret became a tenant at this location. Secret understands that this was due to concerns regarding prior tenants at this location and asks to be given the chance to operate their restaurant without such restrictions.

My client is focused on making this a food-focused restaurant and lounge, with hookah and music as supplemental offerings for their patrons and will ensure to adhere to the requirements for a supper club in Clark County, including making food sales the primary business. This use is in line with the zoning of this commercial center. My client appreciates your consideration.

PLANNER  
COPY

AA-24-46064

Secret LLC – Waiver 6-Month Review Justification Letter

Please contact Jennifer Gaynor at [jennifer@jgaynorlaw.com](mailto:jennifer@jgaynorlaw.com) or 702-569-3208 if you have any questions or if we may provide any further information.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Gaynor", with a long horizontal flourish extending to the right.

Jennifer Gaynor  
J. Gaynor Law, Ltd.



**PUBLIC HEARING**

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

**WS-24-0464-BAUMGARTNER NICOLE IRENE:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.**

Generally located on the south side of Palmyra Avenue, east side of Sorrel Street within Spring Valley. JJ/jm/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-11-403-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the side street setback of an existing detached garage to 4 feet where 10 feet is required per Section 30.02.04 (a 60% reduction).
- b. Reduce the rear setback of an existing detached garage to 4.5 feet where 5 feet is required per Section 30.02.04 (a 10% reduction).
- c. Reduce the side interior setback of an existing shed to 0.9 feet where 5 feet is required per Section 30.02.04 (an 82% reduction).
2. Reduce the separation between the detached garage and the storage building to 2.5 feet where 6 feet is required per Section 30.02.04 (a 53.3% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3114 Sorrel Street
- Site Acreage: 0.55
- Project Type: Setbacks and separations
- Building Height (feet): 17 (detached garage)/8 (shed)/8.5 (storage building)
- Square Feet: 1,500 (detached garage)/70 (shed)/705 (storage building)

**Site Plan**

The plan depicts an existing single-family residence, centrally located within the parcel, 47 feet from the north property line and 45 feet Sorrel Street to the west. There is a 1,500 square foot metal detached garage on a concrete slab 4.5 feet from the east property line and 4 feet from

Palmyra Avenue to the north. Access to the garage is through a gate along the north property line to Palmyra Avenue. A 705 square foot storage building is also located 2.5 feet south of the detached garage which is 5 feet from the east property line. Finally, there is a 70 square foot shed located behind the wall and gate facing Sorrel Street and 0.9 feet from the south property line. The shed is partially visible from the right-of-way.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevation depicts a gray metal sided detached garage with 2 doors, 17 feet tall. The structure has a pitched roof that is similar in slope to the main home. The gray metal on the detached garage matches the gray stucco on the main home.

The elevation depicts a gray stucco storage building, 8 feet 6 inches tall. The building has a pitched roof that is shallower than the main home. The grey stucco on the storage building matches the gray stucco on the main home.

The shed elevation depicts a gray stucco finished building, 8 feet tall. The shed has a pitched roof and is architecturally compatible with the main home.

Floor Plans

The plans for the detached garage, accessory storage building, and shed are all depicted as open.

Applicant's Justification

The applicant states that their request for setback and separation reduction was driven by a Code Enforcement case (CE22-3056) which has been closed. The applicant states that they believe that approval of the waivers will not have a negative impact on the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	February 2011

Surrounding Land Use

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

**STANDARDS FOR APPROVAL:**

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



## **Analysis**

### **Comprehensive Planning**

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1a, #1b, & #2

Staff typically does not support requests to reduce setbacks and separations unless sufficient mitigating measures are included to minimize the impact on adjacent properties. Staff finds that the applicant has not provided such mitigation, and that the encroachment into the required setbacks and separations is a self-imposed hardship that could have been avoided since there is enough space in the backyard. Although the detached garage features rooflines and colors that match the existing residence, it is made of metal, therefore, is not architecturally compatible with the existing residence and is partially visible from the street. Reducing the setbacks from the right-of-way and the neighboring property makes the noncompatibility even more noticeable. Therefore, staff cannot support these requests.

#### Waiver of Development Standards #1c

Code allows sheds within the setbacks when not visible from the street. Although the shed is partially visible from the street, only the roof projects above the wall. Also, it is complimentary in color and material to the main house. Therefore, staff can support this request.

### **Staff Recommendation**

Approval of waiver of development standards #1c; denial of waivers of development standards #1a, #1b, and #2.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- 1 year to complete the building permit and inspection process for the detached garage and the storage building, or the application will expire unless extended with approval of an extension of time.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Right-of-way dedication to include spandrel at the intersection of Sorrel Street and Palmyra Avenue;
- Perform a survey to ensure that the private improvements are not in the right-of-way.
- Any private improvements within the right-of-way must be removed or vacate a portion of right-of-way on Sorrel Street and Palmyra Avenue.

**Fire Prevention Bureau**

- No comment.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- No comment.

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

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



# Department of Comprehensive Planning Application Form

2

ASSESSOR PARCEL #(s): 163-11-403-001

PROPERTY ADDRESS/ CROSS STREETS: Sorrel/Palmyra

### DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of standards for building setbacks

### PROPERTY OWNER INFORMATION

NAME: Nicole Baumgartner

ADDRESS: 3114 Sorrel St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-556-8492

CELL \_\_\_\_\_

EMAIL: midyeni@nv.ccsd.net

### APPLICANT INFORMATION

NAME: Nicole Baumgartner

ADDRESS: 3114 Sorrel St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

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

TELEPHONE: 702-556-8492

CELL \_\_\_\_\_

EMAIL: midyeni@nv.ccsd.net

### CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.

ADDRESS: 1210 Hinson St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

REF CONTACT ID # 125485

TELEPHONE: 702-870-8771

CELL 702-870-8772

EMAIL: joshh@baughman-turner.com

\*Correspondent will receive all project communication

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

Property Owner (Signature)\*

Nicole Baumgartner  
Property Owner (Print)

5/20/24  
Date

### DEPARTMENT USE ONLY

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

APPLICATION # WS-24-0464

PLANNING DATE 10/15/2024

REG. MEETING DATE \_\_\_\_\_

FAB/C APPLICATION Spring Valley

DATE 9/24/2024

ACCEPTED BY NAT

DATE 9/20/2024

Fee \$800.00

**Baughman & Turner, Inc.**  
*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771  
Fax (702) 878-2695

August 13, 2024

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

**Re: Baumgartner Detached Garage - APN 163-11-403-001**

To Whom It May Concern,

Please let this letter serve as justification for a Waiver of Standards for an existing, unpermitted detached garage in the northeast corner of the property at 3114 Sorrell Street and a design review to waive the architectural compatibility of the detached garage. The property is located at the southeast corner of Sorrell St. and Palmyra Ave. The 0.55-acre site is identified as APN 163-11-403-001. The site is zoned RS20: Residential Single-family 20. This application is requesting a Waiver of Standards for the setbacks of the existing detached garage.

The detached structure has been built without permits. To correct this, a building permit application has been filed, BD23-10798. Since this structure has not yet been approved, the Owner has received violations under Case Number CE22-30561. The violations are for 1) building without a permit (22.02.160), 2) Compliance with County Code 30.01.04(A)(2) and obtaining a waiver of standards. This application is requesting a Waiver of Standards to comply with the County codes and obtain the required permits. The goal of the Waiver of Standards is to satisfy all conditions of the violation.

The code violation specifically states that the owner must "obtain a waiver of standard for the detached garage over 14 feet high on the northeast corner of the property or remove the structure." The height of the existing garage is 16.4 ft. The 14 ft height requirement is per the old Title 30 code which expired December 31, 2023. The new Title 30 code 30.02.04 for accessory height is "25 ft or up to the primary structure height as built, whichever is greatest." Since this structure complies with the current height requirement, no waiver of standards is needed for this previous violation.

The owner is asking for a Waiver of Standards of the setbacks for the detached garage. Title 30.02.04 states that the accessory structure must have a 5 ft rear setback, a 10 ft side street setback and a 6 ft building separation setback. The existing building has a 4.88 ft rear setback, a 4.24 ft side street setback where 10 ft is required and a 2.75 ft to setback between buildings where 6 ft is required.

The structure does not meet the 10 ft side street setback requirement by more than double. However, the property lies in the RNP and there is about 18 ft from the driving public to the existing 6' block wall and then at least another 4.24 ft to the building. The 22 ft buffer (18 + 4) between the road and the building provides the comfortable distance needed for privacy and safety for both the homeowner and the public.

The structure does not meet the 6 ft setback between buildings. There is less than half the distance between the existing structure and the unpermitted detached garage. While the small distance

between structures is not generally desirable, this distance is between buildings on the property owners' site. The inconvenience falls on the property owner and will not impact the public.

The owner is also requesting to waive the architectural compatibility of the detached garage. The detached garage is a metal fabricated garage which consists of grey metal siding. The existing single-family residence consists of grey stucco.

In addition to the detached garage, there is an existing storage structure, that consists of grey stucco and is 8.6 ft in height. This structure meets setback requirements other than the 6 ft setback between buildings which has been mentioned. There is an existing black metal frame for a gazebo, that is 9.8 ft in height. The gazebo meets all the setback requirements. Lastly, there is an existing shed that is 7.7 ft in height and consists of tan stucco. The shed meets all the setback requirements except for the 5 ft side interior setback which is .93 ft.

The shed does not meet the 5 ft interior setback requirement. The shed existed when the current owner purchased the property in 2016. The shed also existed when the current adjacent property owner purchased their property in 2013. Therefore, it was an established structure that does not create a hindrance to both owners. For these reasons we are requesting a waiver of the side interior setback of the shed.

The site is bordered by similar uses to the north, south and east and undeveloped land owned by the USA west, a regional flood control channel to the east, and undeveloped property to the west. All the surrounding properties are zoned RS20 (Residential Single-family 20).

While the garage was placed on the owner's property without the benefit of permitting, the owner is trying to comply with the spirit of the code. To satisfy the conditions of the violation, the owner has applied for a building permit, met the building height requirement of the current code and is providing this waiver of standards for the building setbacks. Approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,  
*Baughman & Turner, Inc.*



Josh Harney  
Project Coordinator



10/16/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0459-CITY LIGHT CHURCH, INC.:**

**WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (streetlights) in conjunction with an approved place of worship on 4.03 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Sunset Road, 900 feet west of Lindell Road within Spring Valley. MN/dd/kh (For possible action)

RELATED INFORMATION:

**APN:**

163-36-401-083

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.03
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 29,492
- Parking Required/Provided: 295/298

**History & Site Plan**

The site was originally approved for a place of worship (UC-22-0439) located on the southwest portion of the site. Access to the site is from a driveway near the east property line and another driveway shared with the property to the west, both off of Sunset Road. A total of 298 parking spaces are provided to the north and east of the building where a minimum of 295 parking spaces were required at the time of approval.

The place of worship and related site features are currently under construction, and now the applicant is requesting to waive the required streetlights on the north side of the property along Teco Avenue.

Landscaping

No changes to the previously approved landscaping are proposed or required with this application.

Elevations

The previously approved plans depict a 1 story, 35 foot high, place of worship building. Building materials consist of EIFS, decorative metal wall panels and trim, faux wood metal cladding, and aluminum window systems. The roof is a combination of flat roofs with parapet walls and standing seam metal roofing.

Floor Plans

The previously approved plans show a 29,492 square foot place of worship consisting of a worship area with 897 seats, Sunday school classrooms, church office areas, storage rooms, and restrooms.

Applicant's Justification

The applicant states that the waiver for the required streetlights is being requested to maintain the character of the neighborhood and match adjacent developments.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-23-0041	Increased finished grade	Approved by BCC	March 2023
VS-22-0440	Vacated easements	Approved by PC	September 2022
UC-22-0439	Place of worship	Approved by PC	September 2022
ZC-1255-07	Reclassified the site from R-E to C-P zoning	Approved by BCC	December 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential
South	Business Employment	IP (AE-60)	Undeveloped & office/warehouse
East	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP & AE-60)	Single-family residential & undeveloped
West	Neighborhood Commercial	CP (AE-60)	Congregate care facility

**STANDARDS FOR APPROVAL:**

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



## **Analysis**

### **Comprehensive Planning**

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

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

Staff cannot support the request to not install streetlights on Teco Avenue. Streetlights not only provide safety for motorists, but they assist in improving security. Additionally, staff believes that the light pollution from the streetlights can be mitigated, so that the light does not impede into the existing subdivision.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

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

- Install conduit and pull boxes for streetlights along Teco Avenue.

#### **Fire Prevention Bureau**

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

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

- No comment.

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

**APPLICANT:** CITY LIGHT CHURCH, INC.  
**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
89118

**DRAFT**



# Department of Comprehensive Planning Application Form

3

ASSESSOR PARCEL #(s): 163-36-401-083

PROPERTY ADDRESS/ CROSS STREETS: Teco & Duneville

### DETAILED SUMMARY PROJECT DESCRIPTION

1-lot commercial development- waiver for streetlights

### PROPERTY OWNER INFORMATION

NAME: City Light Church Inc.

ADDRESS: 8755 W. Warm Springs Rd Suite 105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-858-1433

CELL \_\_\_\_\_

EMAIL: jeff@citylightvegas.com

### APPLICANT INFORMATION (must match online record)

NAME: City Light Church Inc.

ADDRESS: 8755 W. Warm Springs Rd Suite 105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

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

TELEPHONE: 702-858-1433

CELL \_\_\_\_\_

EMAIL: jeff@citylightvegas.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702-362-8844

CELL \_\_\_\_\_

EMAIL: emilys@taneycorp.com

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

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

Property Owner (Signature)\*

Jeff Mockbee, CFO

Property Owner (Print)

7/15/2024

Date

### DEPARTMENT USE ONLY:

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APPLICATION # (s)

WS-24-0459

ACCEPTED BY

DD

PC MEETING DATE

X

DATE

08/15/2024

BCC MEETING DATE

10/16/2024

FEES

\$ 800

TAB/CAC LOCATION

Spring Valley

DATE

09/24/2024

**TANEY ENGINEERING**

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

August 12, 2024

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89115

**Re: Teco & Duneville  
APR-24-100863  
APN: 163-36-401-083  
Justification Letter**

To whom it may concern:

On behalf of our client, City Light Church, Taney Engineering is respectfully submitting justification for Waivers of Development Standards for a 1-lot commercial development.

**Project Information**

The subject site is 4.03 gross acres and located east of Duneville St. and south of Teco Ave. The proposed use is a 1-lot commercial development, intended to be a place of worship. The parcel is currently zoned CP (Commercial Professional) with a planned land use of NC (Neighborhood Commercial). We are not requesting any modifications to the current zoning category or planned land use.

To maintain the rural neighborhood characteristics and align with the surrounding area and adjacent properties, we are proposing no streetlights long Teco Avenue.

**Waiver of Development Standards – Off-Site Improvements (Teco)**

This request is to waive a portion of Section 30.04.08 requiring full off-site improvements along Teco Avenue. To maintain the character of the neighborhood and match the existing adjacent developments, we are proposing to waive streetlights along Teco Avenue.

Sincerely,

Jeff Thomson, EI  
Assistant Project Manager

**PUBLIC HEARING**

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

**ZC-24-0453-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.:**

**ZONE CHANGE** to reclassify 5.17 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Rochelle Avenue, 330 feet west of El Capitan Way within Spring Valley (description on file). JJ/rg (For possible action)

**RELATED INFORMATION:**

**APN:**

163-20-201-008

**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: 5.17
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the RS3.3 zoning designation matches the surrounding area as the adjacent properties and is consistent with the land use design. Furthermore, the applicant states that the zone change will be consistent with the surrounding area and neighborhood.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-24-0454	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-24-0455	A waiver of development standards and design reviews for a single-family residential subdivision is a companion item on this agenda.
TM-24-500095	A tentative map for a 40 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that there are single-family developments in the area that are currently zoned RS3.3 and RS5.2. To the east is an RS20 zoned property that is currently undeveloped. The overall land use designation surrounding the subject site is MN (Mid-Intensity Suburban Neighborhood (up to 8 du/ac)). The request complies with Policy 6.1.4, which encourages compact development within the disposal boundary. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

**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:**

**Fire Prevention Bureau**

- No comment.

**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 and reference POC Tracking #0139-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: GREYSTONE NEVADA, LLC**

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

**DRAFT**







# Department of Comprehensive Planning Application Form

20-24-0453 4

ASSESSOR PARCEL #(s): 163-20-201-008

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

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 40 lot Single Family Subdivision  
- Zone Change

### PROPERTY OWNER INFORMATION

NAME: Sandra Gruber & John Gruber & Bradford Gruber & Jeanine Gruber

ADDRESS: P.O. Box 492114

CITY: Los Angeles STATE: CA ZIP CODE: 90049

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC

ADDRESS: 9275 W Russell Road, Suite 400

CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.417.2470 CELL \_\_\_\_\_ EMAIL: Doug.Rankin@lennar.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.458.2551 CELL \_\_\_\_\_ EMAIL: mbangan@wlbgroup.com

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

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

Sandra Gruber

Property Owner (Signature)\*

Sandra Gruber

Property Owner (Print)

June 5, 2024

Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) 20-24-0453

ACCEPTED BY RG

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

DATE 8/15/24

BCC MEETING DATE 10/16/24

FEES \$1,200

TAB/CAC LOCATION Spring Valley DATE 9/24/24



June 17, 2024

Clark County Comprehensive Planning  
500 South Grand Central Parkway, 1<sup>st</sup> floor  
P.O. Box 551744  
Las Vegas, NV 89106

**RE: Justification Letter – Zone Change  
(APN's:163-20-201-008)**

**PLANNER  
COPY**

ZC-24-0453  
8/15/24

To Whom it May Concern,

On behalf of our client Greystone Nevada, LLC, we are respectfully requesting a Zone Change to address the proposed single-family detached development located 330 feet west of the southwest corner of Rochelle Avenue & El Capitan Way. The property is more particularly described as APNs: 163-20-201-008.

**Zone Change**

We are respectfully requesting a zone change from RS20 to RS3.3, the Spring Valley Land Use Plan designation for this Site is Mid-Intensity Suburban Neighborhood which allows up to 8 dwelling units per acre. Our Client is requesting to develop 40 home sites on 5.17 acres which equates to 7.74 dwelling units per acre, which is allowed by code. The site currently has MN designated properties entirely surrounding it, therefore we feel this zoning designation is a good fit for the area.

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

Sincerely,

Mark Bangan  
Director of Nevada Operations  
The WLB Group, Inc.

5

10/16/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0454-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.:

VACATE AND ABANDON easements of interest to Clark County located between Tall Tree Street and El Capitan Way, and between Rochelle Avenue and Peace Way within Spring Valley (description on file). JJ/rg/syp (For possible action)

RELATED INFORMATION:

APN:

163-20-201-008

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of 8 foot wide to 33 foot wide patent easements. These easements are no longer necessary required due to the proposed single-family residential development that is a companion item to this application request.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
ZC-24-0453	A zone change to reclassify the site from RS20 to RS3.3 zoning is a companion item on this agenda.
WS-24-0455	A waiver of development standards and design reviews for a single-family residential subdivision is a companion item on this agenda.
TM-24-500095	A tentative map for a 40 lot single-family residential subdivision is a companion item on this agenda.



**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 25 feet to the back of curb for Rochelle Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.



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

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

**DRAFT**







# Department of Comprehensive Planning

## Application Form

VS-24-0454



ASSESSOR PARCEL #(s): 163-20-201-008

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

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 40 lot Single Family Subdivision  
- Vacation of Patent Easements

### PROPERTY OWNER INFORMATION

NAME: Sandra Gruber & John Gruber & Bradford Gruber & Jeanine Gruber

ADDRESS: P.O. Box 492114

CITY: Los Angeles

STATE: CA

ZIP CODE: 90049

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

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC

ADDRESS: 9275 W Russell Road, Suite 400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

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

TELEPHONE: 702.417.2470

CELL \_\_\_\_\_

EMAIL: Doug.Rankin@lennar.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

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

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

Sandra Gruber

Property Owner (Signature)\*

Sandra Gruber

Property Owner (Print)

June 5, 2024

Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-24-0454

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

BCC MEETING DATE 10/16/24

TAB/CAC LOCATION Spring Valley

ACCEPTED BY RG

DATE 8/15/24

FEES \$1,200

DATE 9/24/24



June 17, 2024

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

RE: Vacation - Justification Letter  
(APN: 163-20-201-008)

Clark County Planning Staff,

On behalf of GreyStone Nevada, LLC, The WLB Group, Inc. is submitting the attached Vacation application for the above referenced parcel numbers which are located 330 feet west of the southwest corner of Rochelle Avenue and El Capitan Way.

We are respectfully requesting to vacate patent easements that are no longer required due to the proposed single-family development that is a companion item to this vacation.

**Vacation of Patent Easements**

We are requesting to vacate all the patent easements located on APN 163-20-201-008 (BLM#120514, OR: 247:200143 dated on 06/06/1960).

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

Sincerely,

Mark Bangan  
Director of Nevada Operations

**PLANNER COPY**  
VS-24-0454  
8/15/24

6

**PUBLIC HEARING**

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

**WS-24-0455-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; 2) increase fill height; and 3) reduce driveway setback.

**DESIGN REVIEW** for a single-family residential subdivision on 5.17 acres in an RS3.3 (Single-Family Residential 3.3) Zone.

Generally located on the south side of Rochelle Avenue, 330 feet west of El Capitan Way within Spring Valley. JJ/rg/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

163-20-201-008

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of a retaining wall to 6.6 feet where the maximum of 3 feet is permitted per Section 30.04.03C (a 120% increase).
2. Increase fill height to 6.6 feet where a maximum of 3 feet is allowed to be placed at a minimum of 5 feet from a shared residential property line per Section 30.04.06F (a 120% increase).
3. Reduce the required setback from the back of curb radius to driveways to 5 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 59% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.17
- Project Type: Single-family residential
- Number of Lots/Units: 40
- Density (du/ac): 7.74
- Minimum/Maximum Lot Size (square feet): 3,325/5,978
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,405 to 2,255
- Parking Required/Provided: 80/80

### Site Plans

The plans depict a single-family residential subdivision consisting of 40 lots on 5.17 acres with a density of 7.74 dwelling units per gross acre. The minimum and maximum lot sizes are 3,325 square feet and 5,978 square feet, respectively. The primary access to the proposed development is via Rochelle Avenue. All internal streets are 49 foot wide public streets. A north/south street, Street A, terminates in an intersection with Street C, an east/west street. An east/west street, Street B, terminates in a cul-de-sac. Street C terminates in a cul-de-sac on the west end and the opposite end terminates as a stub street. Five foot wide sidewalks are located on each sides of all streets. A 15 foot wide landscape area including a 5 foot wide detached sidewalk is provided along Rochelle Avenue. The street landscape area consists of large trees, shrubs, and groundcover.

### Landscaping

A 15 foot wide landscape area including a 5 foot wide detached sidewalk is provided along Rochelle Avenue. The street landscape area consists of medium trees spaced 20 feet on center, shrubs, and groundcover.

### Elevations

The plans depicts 2, two story home plans each with 3 elevations. The elevations show that all sides of the homes will have a combination of textures, paints, stone veneer, accent colors, soffit elements, facia returns, overhangs, off-set rooflines, garage door pattern variety, window casings, and other architectural features. All garages are front loaded and face the streets.

### Floor Plans

The plans depicts 4 bedrooms, 3 to 4 bathrooms, and a variety of living spaces. Each home will have a 2 car garage.

### Applicant's Justification

The applicant is proposing to develop the site with 40 lot single-family residential lots. All of the proposed homes are 2 story. The proposed homes will feature 2 car garages and 2 car driveways and will meet setback requirements for an RS3.3 development and will blend with the natural surroundings. In addition, the applicant states the increase in-fill and retaining wall height is necessary to fill in low spots to address grading requirements internal to the site. The additional fill is being placed to allow the lots meet drainage criteria that requires lots to be 18 inches above the adjacent street. The site is not being artificially raised for enhanced views. Both Lots 1 and 28 will have a reduced setback of 5 feet from the back of curb radius; both lots are internal to the site and; therefore, there will be minimal conflicts.

### Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

### Related Applications

Application Number	Request
ZC-24-0453	A zone change to reclassify the site from RS20 to RS3.3 zoning is a companion item on this agenda.
VS-24-0454	A vacation and abandonment of patent easements is a companion item on this agenda
TM-24-500095	A tentative map for a 40 lot single-family residential subdivision is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Waivers of Development Standards

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

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

Tiered retaining walls could be provided in compliance with Title 30 in the rear yard of Lots 30, 38, 39, and 40. The applicant instead is proposing 6.6 foot high retaining walls. Tiering the retaining walls and the finished grade would result in compliance with the Code or perhaps a small increase over the maximum allowable standards. The result of these requests will be nearly 13 foot high block walls. These requests do not meet the intent of Master Plan Policy SV-1.1 to preserve the integrity of contiguous and uniform suburban neighborhoods through development regulations that encourage compatible in-fill development. For these reasons, staff cannot support these requests.

##### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

A minimum of 2 architectural features are included on each façade of the single-family residences that include varying rooflines, varying building materials, and options patios and balconies on the rear elevations. However, since staff is not supporting the waivers of development standards, staff cannot support this request.

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

#### **Waiver of Development Standards #3**

Staff finds the request to reduce the distance from the back of curb radius (BCR) to the driveway for Lot 1 and Lot 28 to be a self-imposed hardship. Rochelle Avenue serves as a residential collector street and is the only street accessed by all of the subdivisions in the area. Meeting the standards is imperative to ensure that those wishing to gain access to the driveways can do so safely. Therefore, staff cannot support this request.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Rochelle Avenue.
- 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 to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0139-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: GREYSTONE NEVADA, LLC**

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

**DRAFT**







# Department of Comprehensive Planning Application Form

WS-24-0955

6

ASSESSOR PARCEL #(s): 163-20-201-008

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

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 40 lot Single Family Subdivision  
- Design Review, Waiver of Development Standards

### PROPERTY OWNER INFORMATION

NAME: Sandra Gruber & John Gruber & Bradford Gruber & Jeanine Gruber

ADDRESS: P.O. Box 492114

CITY: Los Angeles

STATE: CA

ZIP CODE: 90049

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

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC

ADDRESS: 9275 W Russell Road, Suite 400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

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

TELEPHONE: 702.417.2470

CELL \_\_\_\_\_

EMAIL: Doug.Rankin@lennar.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

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

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

Sandra Gruber

Property Owner (Signature)\*

Sandra Gruber

Property Owner (Print)

June 5, 2024

Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-455

ACCEPTED BY RG

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

DATE 8/15/24

BCC MEETING DATE 10/16/24

FEES \$1,300

TAB/CAC LOCATION Spring Valley

DATE 9/24/24



July 18, 2024

Clark County Comprehensive Planning  
500 South Grand Central Parkway, 1<sup>st</sup> floor  
P.O. Box 551744  
Las Vegas, NV 89106

**PLANNER  
COPY**

WS-24-0455  
8/15/24

**RE: Justification Letter – Design Review and Waivers of Dev. Stds.  
(APN's: 163-20-201-008)**

To Whom it May Concern,

On behalf of our client Greystone Nevada, LLC, we are respectfully requesting a Design Review and Waiver of Development Standards to address the proposed single-family detached development located 330 feet west of the southwest corner of Rochelle Avenue & El Capitan Way. The property is more particularly described as APNs: 163-20-201-008.

Our client is proposing to develop a single-family detached community consisting of 40 – 3,300 s.f. minimum (gross) residential lots at a density of 7.73 units per acre. All the proposed homes are two-story in height and will range in size from 2,255 square feet up to 2,405 square feet. The proposed houses will feature 2-car attached garages and 2-car driveways and will meet all setback requirements for an RS3.3 development. This development will require a total of 88 parking spaces (2.2 p.s. per lot x 40 lots), by utilizing the two garage parking spaces and the two-car driveway parking spaces (min of 4.0 p.s.), the site will provide 160 parking spaces which exceeds the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

### **Design Review**

We are requesting the design reviews listed below with this development;

1. For a proposed detached single-family single-story development. The proposed development includes interior public streets that are 49 feet wide which includes 39 feet from back of curb to back of curb along with 5-foot-wide sidewalks on both sides of the street and 30 inch roll curb on each side. The street width will allow for parking on both sides of the public streets and there is one entrance onto Rochelle Avenue. House plans will include two-story homes ranging in size from 2,255 square feet up to 2,405 square feet. The homes will be a maximum of 24'-5" in height. Each house will include a two-car garage and a 20 foot long two-car driveway.
2. To allow an alternative design for the perimeter landscape as required by 30.04.01 which can be varied by an Alternative Landscape Design that is stamped by a Registered Landscape Architect. We feel the proposed design is innovative and will enhance the physical environment of the site.

## Waiver of Development Standards

We are respectfully requesting the waivers of development standards listed below.

1. To increase the allowable retaining wall height per Sections 30.04.03.C.2.iii from 6 feet to 6.6 feet in certain areas across the east property line. We are also requesting to allow 3.5 feet of retaining along Rochelle Avenue, where a maximum of 3' is allowed. This is being requested to fill in low spots within the natural topology of the land and/or to address grading requirements internal to the site and not being requested to artificially raise the land for views.
2. To increase the amount of fill as allowed by 30.04.06.B.2.(All development within a residential district) and by 30.04.06.F.1 – 4 (Grading) and more specifically by 30.04.06.F.1 – Not to place more than 3 feet of fill for a distance between 0 feet and 5 feet from a shared property line . – We are requesting to increase the fill in this range from 3 feet to 6'-6" feet due to the existing topology of the land and the natural slope away from the development. This additional fill is being placed to allow the lots to drain and to meet drainage criteria that requires lots to be 18 inches above the adjacent street.
3. To reduce the required setback from a BCR to a driveway from 12'-0" as required by Uniform Standard Drawings No. 222 down to 5' on lots 1 and 28 only. All of the rest of the corner lots in the subdivision meet or exceed the 12'-0" requirement. Lots 1 & 28 are internal lots to the subdivision, Lot 1 is located on the entry to a cul-de-sac that contains seven lots and lot 28 is located at the entrance of the second cul-de-sac that contains eleven lots. Both lots are internal to the site and therefore would have minimal conflicts on a daily basis. The main entry lot off of Rochelle Avenue is lot 40 and we have provided 13'-0" to the driveway from the BCR for safety purposes.

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

Sincerely,



Mark Bangan  
Director of Nevada Operations  
The WLB Group, Inc.



10/16/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500095-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.:

TENTATIVE MAP consisting of 40 single-family residential lots and 4 common lots on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Rochelle Avenue, 330 feet west of El Capitan Way within Spring Valley. JJ/rg/syp (For possible action)

RELATED INFORMATION:

APN:

163-20-201-008

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: 5.17
- Project Type: Single-family residential
- Number of Lots/Units: 40
- Density (du/ac): 7.74
- Minimum/Maximum Lot Size (square feet): 3,325/5,978

The plans depict a single-family residential subdivision consisting of 40 lots on 5.17 acres with a density of 7.74 dwelling units per gross acre. The minimum and maximum lot sizes are 3,325 square feet and 5,978 square feet, respectively. The primary access to the proposed development is via Rochelle Avenue. All internal streets are 49 foot wide public streets. A north/south street, Street A, terminates in an intersection with Street C, an east/west street. An east/west street, Street B, terminates as a cul-de-sac. Street C terminates as a cul-de-sac on the west end and the opposite end terminates as a stub street. Five foot wide sidewalks are located on each side of all streets. A 15 foot wide landscape area including a 5 foot wide detached sidewalk is provided along Rochelle Avenue.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-24-0453	A zone change to reclassify the site from RS20 to RS33 zoning is a companion item on this agenda.
VS-24-0454	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-24-0455	A waiver of development standards and design reviews for a single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

The layout and internal street network of the proposed subdivision is functional. The subject site is landlocked, except for the north side adjacent to Rochelle Avenue and; therefore, only 1 access point is provided. Since approval of this request is contingent upon approval of WS-24-0455, which staff is not supporting, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Rochelle Avenue.
- 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.

### **Building Department - Addressing**

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

### **Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0139-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GREYSTONE NEVADA, LLC

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







# Department of Comprehensive Planning

## Application Form

TM-24-500095  
7

ASSESSOR PARCEL #(s): 163-20-201-008

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

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 40 lot Single Family Subdivision  
- Tentative Map

### PROPERTY OWNER INFORMATION

NAME: Sandra Gruber & John Gruber & Bradford Gruber & Jeanine Gruber

ADDRESS: P.O. Box 492114

CITY: Los Angeles

STATE: CA

ZIP CODE: 90049

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

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC

ADDRESS: 9275 W Russell Road, Suite 400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

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

TELEPHONE: 702.417.2470

CELL \_\_\_\_\_

EMAIL: Doug.Rankin@iennar.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

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

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

Sandra Gruber  
Property Owner (Signature)\*

Sandra Gruber  
Property Owner (Print)

June 5, 2024  
Date

### DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
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<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) TM-24-500095

ACCEPTED BY RG

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

DATE 8/15/24

BCC MEETING DATE 10/16/24

FEES \$750

TAB/CAC LOCATION Spring Valley

DATE 9/24/24



8

10/16/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0474-GKT 5, LLC & ARNOLD, ALAN J. TRUST:**

**ZONE CHANGE** to reclassify 6.47 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone for a future light industrial development.

Generally located on the west side of Tenaya Way and the south side of Arby Avenue (alignment) within Spring Valley (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

**APN:**

176-03-402-002; 176-03-402-003

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 6.47
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to Industrial Light (IL) zoning with no plans submitted. A future land use application for specific development plans will be submitted at a later date. The site has frontage along Tenaya Way to the east and is approximately 6.5 acres in size.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & IP	Undeveloped & distribution warehouse center
South	Corridor Mixed-Use	CG	Undeveloped & office complex
East	Business Employment	CG	Office complex
West	Business Employment	CG	Undeveloped

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

**STANDARDS FOR APPROVAL:**

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

## Analysis

### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the requested zone change will have no significant impacts to the surrounding area. The planned land use for these parcels and those adjacent is Business Employment, which allows for Industrial Light Zone (IL). The surrounding area is slowly shifting towards more industrial and warehouse/distribution-oriented uses. The properties surrounding the site are commercial in nature, which can support the developing industrial uses. Furthermore, there is no indication that the project will have a substantial adverse effect on public facilities and services in this area. As a result, staff can support the zone change request to IL.

### 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:

#### Public Works - Development Review

- Coordinate with the adjacent parcel APN 176-03-402-001 for access with the vacation of Monte Cristo Way alignment.

#### Fire Prevention Bureau

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

#### 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: HOPEWELL

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



# Department of Comprehensive Planning Application Form

8

ASSESSOR PARCEL #(s): 176-03-402-002

PROPERTY ADDRESS/ CROSS STREETS: Tenaya Way and Arby Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

Conforming zone change from RS20 to IL.

### PROPERTY OWNER INFORMATION

NAME: GKT5, LLC and Alan J. Arnold Trust

ADDRESS: 1980 Festival Plaza Drive, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

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

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Hopewell

ADDRESS: Suite 410, 2020 - 4th Street SW

CITY: Calgary, AB T2S 1W3

STATE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

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

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

EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: Stephanie Allen - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

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

TELEPHONE: 702-792-7000 CELL \_\_\_\_\_

EMAIL: lkaempfer@kcnvlaw.com

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

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

Property Owner (Signature)\*

Robert Torres

Property Owner (Print)

07/26/24

Date

### DEPARTMENT USE ONLY:

AC

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WS

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WC

OTHER \_\_\_\_\_

APPLICATION # (s) ZC.24.0474

ACCEPTED BY RK

PC MEETING DATE —

DATE 8.21.24

BCC MEETING DATE 10.16.24

FEES \$1200.00

TAB/CAC LOCATION Spring Valley

DATE 9.24.24

MN Land Use: BE





# Department of Comprehensive Planning Application Form

8

ASSESSOR PARCEL #(s): 176-03-402-003

PROPERTY ADDRESS/ CROSS STREETS: Tenaya Way and Arby Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

Conforming zone change from RS20 to IL.

### PROPERTY OWNER INFORMATION

NAME: S&J Gragson Family Trust, et al and Scott R & Jill Gragson Trust

ADDRESS: 1980 Festival Plaza Drive, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

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

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Hopewell

ADDRESS: Suite 410, 2020 - 4th Street SW

CITY: Calgary, AB T2S 1W3

STATE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

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

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

EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: Stephanie Allen - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

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

TELEPHONE: 702-792-7000 CELL \_\_\_\_\_

EMAIL: ikaempfer@kcnvlaw.com

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

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

  
Property Owner (Signature)\*

Robert Torres  
Property Owner (Print)

07/26/24  
Date

### DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

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

DATE \_\_\_\_\_

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

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796.7181

KAEMPFER

CROWELL

STEPHANIE ALLEN  
[sallen@kcnvlaw.com](mailto:sallen@kcnvlaw.com)  
O: 702.792.7045

August 14, 2024

**VIA HAND DELIVERY**

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

**Re: Justification Letter – Zone Change to IL on APNs 176-03-402-002 and 003**

To Whom It May Concern:

This office represents the applicant for property located on the southwest corner of Arby Avenue and Tenaya Way, more particularly described as Assessor's Parcel Numbers 176-03-402-002 and 003 ("Property"). The Property and most of the surrounding area is planned for Business Employment. The applicant is requesting a zone change to Industrial Light (IL) on the Property to allow for a future light industrial project on the Property. There is other existing and planned industrial development in the immediate area. The requested zoning is in conformance with the land use plan and is compatible with the surrounding zoning in the area.

Thank you for your consideration. Please let us know if you have any questions.

Sincerely,

Kaempfer Crowell



Stephanie H Allen