



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

October 31, 2023

6:00pm

## AGENDA

### Note:

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

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

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

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

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

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

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

- III. Approval of Minutes for October 10, 2023. (For possible action)
- IV. Approval of the Agenda for October 31, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
  - 1. **WC-23-400107 (NZN-21-0020)-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:**  
**AMENDED WAIVER OF CONDITIONS** of a nonconforming zone change requiring a 36 inch box African Sumac and pine trees to be planted 10 feet on center along the south property on Laredo Street (previously not notified) revised building elevation to include varied elevations, roof forms, and surface planes with a desert earth tone color scheme (no longer needed) in conjunction with an approved senior housing facility on 4.5 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley. JJ/rp/syp (For possible action) 11/08/23 BCC
  - 2. **PA-23-700032-SUNSET INTERCHANGE, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use categories from Corridor Mixed-Use (CM) and Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 9.6 acres. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley. JJ/al (For possible action) 11/21/23 PC
  - 3. **ZC-23-0672-SUNSET INTERCHANGE, LLC:**  
**ZONE CHANGE** to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone, a C-1 (Local Business) Zone, and a C-2 (General Commercial) Zone to an RUD (Residential Urban Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; and 2) reduce open space.  
**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on a 9.6 acre portion of a 13.0 acre site in the CMA Design Overlay District. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley (description on file). JJ/md/syp (For possible action) 11/21/23 PC
  - 4. **TM-23-500135-SUNSET INTERCHANGE, LLC:**  
**TENTATIVE MAP** consisting of 87 lots and common lots on 9.6 acres in an RUD (Residential Urban Density) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley (description on file). JJ/md/syp (For possible action) 11/21/23 PC

5. **DR-23-0651-TRAN, DEVIN ETAL & NGUYEN, THOMAS T.:**  
**DESIGN REVIEW** for finished grade in conjunction with a proposed single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-65) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road, 280 feet east of Jones Boulevard within Spring Valley. MN/nai/syp (For possible action) 11/21/23 BCC
  
6. **ET-23-400138 (ZC-0827-17)-LMC KAKTUSLIFE PROPERTY OWNER, LLC:**  
**ZONE CHANGE THIRD EXTENSION OF TIME** to reclassify 16.1 acres from a C-2 (General Commercial) Zone to a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.  
**USE PERMITS** for the following: 1) High Impact Project; 2) increase density; and 3) increase height.  
**DESIGN REVIEW** for a proposed mixed-use development. Generally located on the north side of Maule Avenue, 750 feet east of Cimarron Road within Spring Valley (description on file). MN/mh/syp (For possible action) 11/21/23 BCC
  
7. **WS-23-0320-LMC KAKTUSLIFE PROPERTY OWNER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for lighting standards.  
**DESIGN REVIEWS** for the following: 1) lighting; and 2) signage in conjunction with a previously approved mixed-use development on 16.1 acres in a U-V (Urban Village – Mixed Use) Zone in the CMA Design Overlay District. Generally located on the north side of Maule Avenue, 750 feet east of Cimarron Road within Spring Valley. MN/jor/syp (For possible action) 11/21/23 BCC

VII. General Business

1. None.

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

IX. Next Meeting Date: November 14, 2023.

X. Adjournment.

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



11/08/23 BCC AGENDA SHEET

SENIOR HOUSING  
(TITLE 30)

**UPDATE**  
SAHARA AVE/MEYERS CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-23-400107 (NZC-21-0020)-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:**

**AMENDED WAIVER OF CONDITIONS** of a nonconforming zone change requiring a 36 inch box African Sumac and pine trees to be planted 10 feet on center along the south property on Laredo Street (previously not notified) revised building elevation to include varied elevations, roof forms, and surface planes with a desert earth tone color scheme (no longer needed) in conjunction with an approved senior housing facility on 4.5 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley. JJ/rp/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

163-09-501-004

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8007 W. Sahara Avenue
- Site Acreage: 4.5
- Number of Lots/Units: 174
- Density (du/ac): 38.7
- Project Type: Senior housing
- Number of Stories: 3
- Building Height (feet): 44
- Open Space Required/Provided: 17,400/40,873
- Parking Required/Provided: 174/180

### Plan, History, & Request

The approved site plan depicts a proposed senior housing building located near the center of the site. Setbacks are approximately 70 feet to the north property line along Sahara Avenue, 55 feet to the east property line, 78 feet to the south property line along Laredo Street, and 53 feet to the west property line. Vehicular access is provided from a single driveway on the east side of the site to the Meyers Court cul-de-sac. Waivers of development standards were approved to reduce the throat depth to 16 feet and to reduce the departure distance for the driveway from Sahara Avenue to 162 feet. A drive aisle circles the building and provides access to parking spaces located around the perimeter of the site. Trash enclosures are located on the east and west sides of the site, set back 5 feet from the respective property lines. A condition of approval requires the trash enclosures to be located over 300 feet from the south property line. Pedestrian paths connect the site to Sahara Avenue to the north, to Meyers Court to the east, and to Laredo Street to the south.

The elevations depict a 3 story building that transitions to a 2 story building along the southern property line, which provides a transition to the abutting single family houses. Revised plans to meet the condition of approval requiring varied building elevations, roof forms, and surface planes with a desert earth tone color scheme were submitted and approved. Exterior materials include painted stucco with various shades of gray. Stone veneer and a tube steel canopy are located around the main entryway. No other architectural features are provided on the building.

### Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0020:

#### Current Planning

- Resolution of Intent to complete in 3 years;
- Revise building elevations to include varied elevations, roof forms, and surface planes with a desert earth tone color scheme;
- No vehicular access on Laredo Street;
- 36 inch box African Sumac and pine trees to be planted 10 feet on center along the south property on Laredo Street;
- Applicant to construct an 8 foot high block wall on Laredo Street;
- The trash enclosure on the east property line shall not be located within 300 feet of the south property line;
- The trash enclosure on the west property line shall not be located within 325 feet of the south property line;
- Building elevation height for the 3 story building to be a maximum of 37 feet 6 inches except for a portion of the northeast front elevation which will be 39 feet;
- Building elevation height for the 2 story building to be a maximum of 26 feet 6 inches;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified

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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Laredo Street, 30 feet for Meyers Court with a portion of the cul-de-sac;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- 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 (trash enclosure doors impede on minimum width).

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0356-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to waive the requirement of a 36 inch box African Sumac and pine trees to be planted 10 feet on center along the south property on Laredo Street. The applicant indicates the African Sumac trees produce a berry that falls on sidewalks, pavement, and vehicles, causing an unsightly mess and a potential trip hazard for seniors and children. According to the applicant, Mondel pines are also a messy tree with constant falling needles and cones, and they produce a tannic acid that seeps into the ground, affecting the growth of plants and trees that grow near.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-21-0579	Reduced landscaping and waived the design review for the modifications to a previously approved senior housing facility, and finished grade	Approved by BCC	December 2021

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-21-0020	Reclassified the site from C-1 to R-4 zoning with a use permit for senior housing and project of regional significance, a waiver to increase building height, increased wall height, reduced landscaping, non-standard improvements in the right-of-way, and alternative driveway geometrics	Approved by BCC	April 2021
VS-21-0027	Vacated and abandoned easements of interest to Clark County	Approved by BCC	April 2021
ZC-2064-95	Reclassified the site from R-E to C-1 zoning for an office and retail complex	Approved by BCC	January 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Retail complex
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential
East	Neighborhood Commercial	C-P & C-1	Office & retail complex
West	Neighborhood Commercial	C-1 & C-2	Mini-warehouse facility

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

The planting of African Sumac trees on the south perimeter of the property along Laredo Street produce a berry-like fruit that falls on the sidewalk causing a potential trip hazard for seniors and children. In addition, it appears that no complaints have been made regarding the site or its lack of landscaping on the property by the adjacent property owner. Based on the facts, that the planting of African Sumac trees can be a potential trip hazard and no complaints have been filed, staff can support this waiver of conditions.

**Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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



**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- 36 inch box trees to be planted 10 feet on center along the south property on Laredo Street.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTEST:** 2 cards

**APPLICANT:** WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP  
**CONTACT:** GEORGE GEKAKIS, INC., 2655 S. RAINBOW BLVD., SUITE 401, LAS VEGAS, NV 89146





**AGENDA LOG AMENDMENT**  
Department of Comprehensive Planning

Application Number: WC-23-400107

Property Owner or Subdivision Name: WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP

Public Hearing: Yes  No

Staff Report already created: Yes  No

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

Add this application to the: TAB/CAC 10/31/2023 PC \_\_\_\_\_ BCC \_\_\_\_\_

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

- Held no date specific
  - Withdrawn
  - No change to meeting(s) 11/8/23 BCC Meeting.
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: \_\_\_\_\_
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: Applicant is applying for a new waiver of conditions. Place back on the TAB/CAC meeting for Spring Valley.

Change initiated by: rp Date: 10/3/23

Change authorized by: NM Date: 10/5/23

Change processed by: ds Date: 10/5/23

Follow up assigned to: \_\_\_\_\_ Instructions: \_\_\_\_\_

Parcel Number(s): 16309501004

Town Board(s): Spring Valley



11/21/23 PC AGENDA SHEET

PLAN AMENDMENT  
(TITLE 30)

SUNSET RD/QUARTERHORSE LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**PA-23-700032-SUNSET INTERCHANGE, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use categories from Corridor Mixed-Use (CM) and Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 9.6 acres.

Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley. JJ/al (For possible action)

RELATED INFORMATION:

**APN:**  
176-05-101-003 ptn; 176-05-101-004 ptn; 176-05-101-014; and 176-05-101-015

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

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

General Summary  
Site Address: 9205 W. Sunset Road  
Site Acreage: 9.6

Applicant's Justification

The applicant states that the surrounding area is a mix of commercial and residential developments with variations in intensity and density. Redesignating the site to Compact Neighborhood will not have an adverse impact on the abutting properties and will allow for a residential development that is consistent and compatible with the abutting properties. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated or existing in the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-23-0536	Vacated and abandoned easements and rights-of-way	Approved by PC	October 2023

### Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500201	Single family residential subdivision on the southern portion of the site	Approved by BCC	March 2022
TM-21-500204	Single family residential subdivision on the norther portion of the site	Approved by BCC	March 2022
NZC-21-0721	Reclassified the southern portion of the site from R-E to RUD zoning with waivers to reduce street intersection off-set and allow modified driveway design standard	Approved by BCC	March 2022
NZC-21-0727	Reclassified the northern portion from C-1 and C-2 to R-2 zoning for a single family residential development	Approved by BCC	March 2022
VS-21-0644	Vacated and abandoned easements of interest to Clark County	Approved by PC	December 2021
VS-18-0536	Vacated and abandoned easements of interest to Clark County	Approved by PC	September 2018
ZC-04-0092	Reclassified a portion of the site from R-E to C-2 zoning	Approved by BCC	February 2004
ZC-02-1549	Reclassified a portion of the site from R-E to C-1 & C-2 zoning	Approved by BCC	December 2002

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use & Public Use	C-1 & C-2	Undeveloped & Southern Hills Hospital
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-3 & R-4	Multiple family residential & undeveloped
West	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2 & R-2	Single family residential & office complex

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

### Related Applications

Application Number	Request
ZC-23-0672	A zone change to reclassify the site to an RUD zone for a single family residential development is a companion item on this agenda.
TM-23-500135	Tentative map for a single family residential subdivision is a companion item on this agenda

## **STANDARDS FOR ADOPTION:**

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

### **Analysis**

#### **Comprehensive Planning**

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

The site is adjacent to single family residential developments to the west and south. There is a multiple family residential development currently under construction to the east of this site and an undeveloped parcel to the east that has been approved for another multiple family residential development. To the north and west are existing and planned commercial developments. The proposed Compact Neighborhood designation of this site would allow for residential development that transitions between more intense and dense developments to the north and east to the less intense and dense developments to the south and west.

The request is consistent with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. The request is also consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. The request to CN complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. Staff finds the request to redesignate the site to Compact neighborhood (CN) land use designation appropriate for this location.

#### **Department of Aviation**

APN 176-05-101-004 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 20, 2023, at 9:00 a.m., unless otherwise announced.

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

**STAFF ADVISORIES:**

**Department of Aviation**

- Compliance with most recent recorded airport-related deed restrictions for APN 176-05-101-004.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

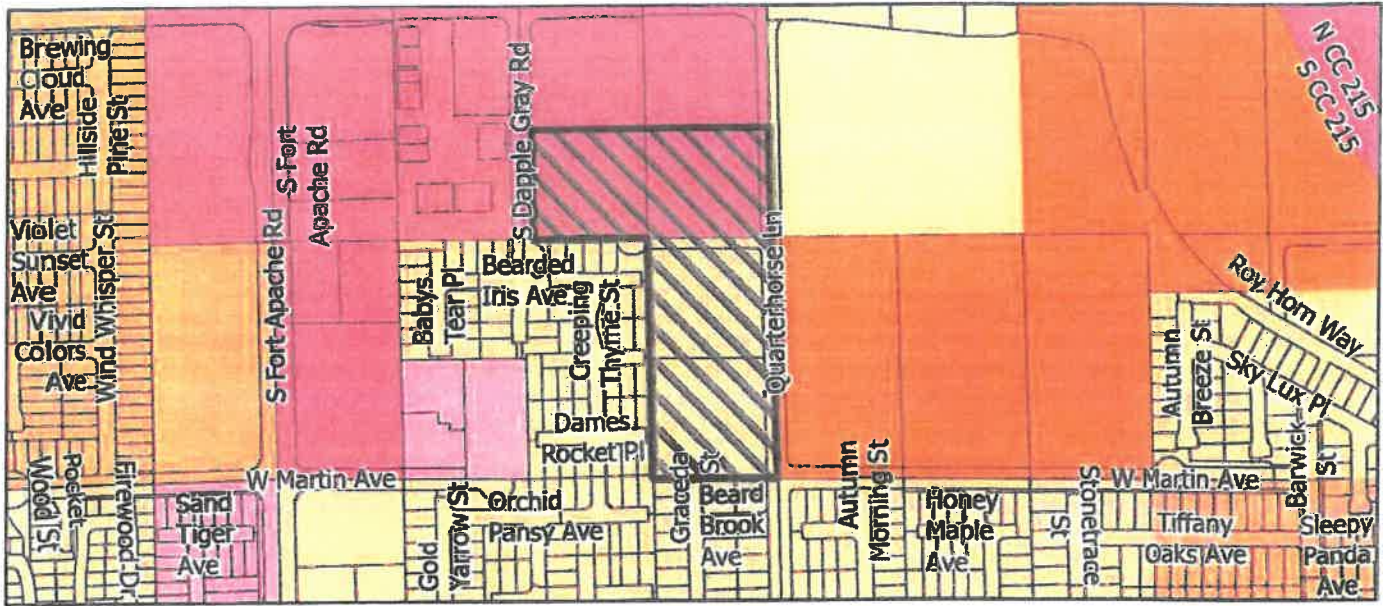
**PROTEST:**

**APPLICANT:** KB HOME

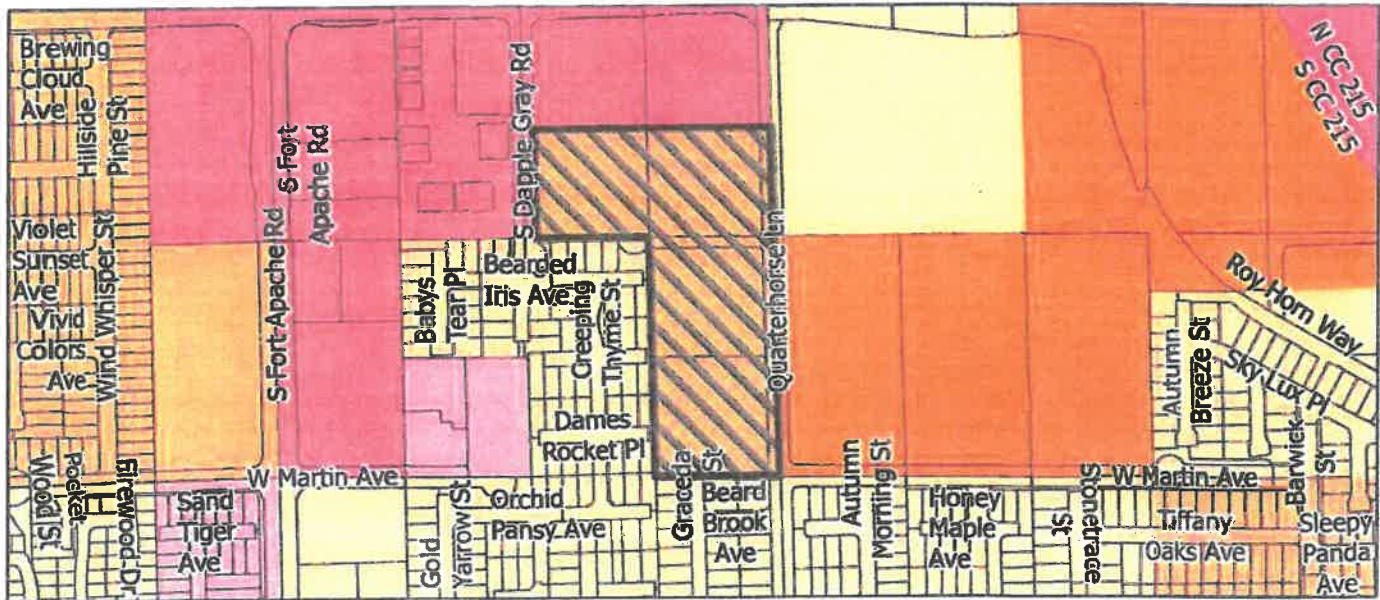
**CONTACT:** DIONICIO GORDILLO, DG CONSULTANTS, 204 BELLE ISLE CT,  
HENDERSON, NV 89012



# Planned Land Use Amendment PA-23-700032



**Current**



**Requested**

**DRAFT**

## Spring Valley Clark County, Nevada

**Neighborhoods**

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

**Employment**

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

**Commercial and Mixed Use**

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

**Other**

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Requested Area To Change
- Planning Areas

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







# MASTER PLAN AMENDMENT APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT	<b>STAFF</b>	<b>APP. NUMBER:</b> <u>PA23-700032</u>	<b>DATE FILED:</b> <u>9/26/23</u>
		<b>PLANNER ASSIGNED:</b> _____ <b>TAB/CAC:</b> <u>Spring Valley</u> <b>PC MEETING DATE:</b> <u>11/29/23</u> <b>BCC MEETING DATE:</b> <u>12/20/23</u> <b>TRAILS?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>FEE:</b> <u>\$2,700</u>	<b>TAB/CAC MTG DATE:</b> <u>10/31/23</u>

<b>PROPERTY OWNER</b>	<b>NAME:</b> <u>Sunset Interchange, LLC</u>
	<b>ADDRESS:</b> <u>9500 Hillwood Dr., Suite 201</u> <b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89135</u>
	<b>TELEPHONE:</b> _____ <b>CELL:</b> _____
	<b>E-MAIL:</b> _____ <b>REF CONTACT ID #:</b> _____

<b>APPLICANT</b>	<b>NAME:</b> <u>KB Home Las Vegas, Inc.</u>
	<b>ADDRESS:</b> <u>5795 W. Badura Ave., Suite 180</u> <b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89118</u>
	<b>TELEPHONE:</b> <u>702-266-8466</u> <b>CELL:</b> <u>702-449-5131</u>
	<b>E-MAIL:</b> <u>cbilbrey@kbhome.com</u> <b>REF CONTACT ID #:</b> _____

<b>CORRESPONDENT</b>	<b>NAME:</b> <u>DG Consultants, Dionicio Gordillo</u>
	<b>ADDRESS:</b> <u>204 Belle Isle Ct</u> <b>CITY:</b> <u>Henderson</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89012</u>
	<b>TELEPHONE:</b> <u>702-379-6601</u> <b>CELL:</b> <u>702-379-6601</u>
	<b>E-MAIL:</b> <u>dgordillo@cox.net</u> <b>REF CONTACT ID #:</b> _____

**ASSESSOR'S PARCEL NUMBER(S):** 176-05-101-003 & 004 (South 1/2 only, see legal description)

**CURRENT LAND USE PLAN DESIGNATION:** Mid-Intensity Residential

**REQUESTED LAND USE PLAN DESIGNATION:** Compact Residential

**PROPERTY ADDRESS and/or CROSS STREETS:** Sunset / Quarterhorse

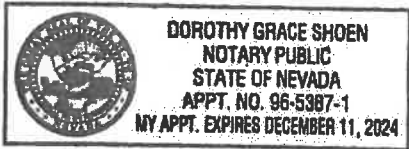
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Khusrow Roohani      Khusrow Roohani, Manager  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7-21-2023 (DATE)  
 By Khusrow Roohani - Manager

NOTARY PUBLIC: Dorothy Grace Shoen



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

August 11, 2023

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

**PLANNER**  
**COPY**  
PA-23-700032

**RE: Master Plan Amendment to Compact Neighborhood (CN) (APN: 176-05-101-003 ptn & -004 ptn; 176-05-101-014 & -015) – APR-23-101161**

On behalf of KB Home, we are requesting a master plan amendment from Mid-Intensity Suburban Neighborhood (MN) – up to 8 du/ac and Corridor Mixed-Use (CM) – allows less than 18 du/ac to Compact Neighborhood (CN) – up to 18 du/ac for the purpose of rezoning the property to RUD zoning. The RUD (Residential Urban Density) District is established to provide areas suitable for the development of compact single-family residential development. The subject site is 8.4 acres, zoned R-2 (up to 8 du/ac) and RUD (up to 14 du/ac), and located on the west side of Quarterhorse Lane, approximately 300 feet south of Sunset Road.

The Mid-Intensity Suburban Neighborhood (MN) – up to 8 du/ac and Corridor Mixed-Use (CM) – allows less than 18 du/ac are residential categories that have primary land uses of single family and multiple family developments are various densities and provide for a wide range of housing types. The Compact Neighborhood category is also a residential category with primary land uses consisting of single family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include, but not limited to, accessory dwelling units, multiple family dwellings, and other complementary uses. One of the characteristics of Compact Neighborhood (CN) is to support a wide range of housing types at varied densities. Therefore, the Compact Neighborhood request is entirely consistent and compatible with the existing land use categories and the existing zoning on the site. This request is accompanied by a land use application with a specific project for an RUD zoned single family development with a proposed density of 8.4 dwelling units per acre.

The context of the site's location justifies this request and a good example of furthering goals and policies under the Clark County Master Plan. The site is surrounded by consistent land use categories and serves as a good example of a transitional land use and density project along with an integrated mix of housing types. Immediately to the north are properties zoned C-1 and C-2, to the east are properties zoned R-4 and R-3, and to the south are properties zoned R-2 with one development consisting of attached single family buildings. Finally, the site is located within one half mile of an elementary school and neighborhood park. Therefore, the request is entirely consistent and compatible with the immediate area.

The proposed plan amendment fully complies and furthers goals and policies contained within the Clark County Master Plan by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The project furthers **Goal 1.1** which encourages providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. Additionally, the request complies and furthers **Goal 1.3** which encourages development of new neighborhoods that embody Clark County's core values.



The request is compliant with specific policies related to residential development and housing options as follows:

1. Policy 1.1.1: Mix of Housing Types which encourages, in part, the provision of diverse housing types at varied densities and in numerous locations;
2. Policy 1.3.1: Neighborhood Identity which encourages the integration of varied housing models, architectural styles, streetscapes, signage, common landscaped areas and other character defining features that contribute to a distinct neighborhood identity;
3. Policy 1.3.2: Mix of Housing Options within Neighborhoods encourages, in part, a mix of housing options, both product types and unit sizes, within neighborhoods;
4. Policy 1.3.3: Neighborhood Services encourages the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent to new neighborhoods to minimize the need for longer-vehicle trips. Promote direct connections that allow residents to safely access services on foot or by bike; and
5. Policy 1.3.5: Neighborhood Livability encourages, in part, the integration and connection of parks, trails, common open space, recreational amenities, or other features in new neighborhoods to enhance the health and quality of life of residents.

The proposed site for the Compact Neighborhood (CN) plan amendment corresponding primary land uses will not have an adverse, negative impact on services and facilities not already planned in the area. Various Clark County service departments will review this development proposal and assess whether there are adequate services available in the immediate area. Since the site is located within the Public Facilities Needs Assessment Area (PFNA), any minimal impacts on services and facilities will be adequately mitigated with a standard development agreement and the most recent mitigation fees.

Therefore, the proposed land use category will achieve the following: a) the proposed amendment is in harmony with the purpose, goals, policy statements, and objectives of the Clark County Master Plan and Title 30; b) the proposed amendment will not have substantial or undue adverse effects on adjacent properties, character of the area, traffic conditions, public improvements, general prosperity, or other matters affecting the public health, safety, and general welfare; and c) the proposed amendment will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,





3

11/21/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT SUNSET RD/QUARTERHORSE LN  
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0672-SUNSET INTERCHANGE, LLC:**

**ZONE CHANGE** to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone, a C-1 (Local Business) Zone, and a C-2 (General Commercial) Zone to an RUD (Residential Urban Density) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; and 2) reduce open space.

**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on a 9.6 acre portion of a 13.0 acre site in the CMA Design Overlay District.

Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley (description on file). JJ/md/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-05-101-003 ptn; 176-05-101-004 ptn; 176-05-101-014 through 176-05-101-015

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the rear yard setback to 6 feet where a minimum setback of 15 feet is required per Table 30.40-2 (a 60% reduction).
2. Reduce the required open space to 6,808 square feet where a minimum of 17,400 square feet is required per Table 30.40-2 (a 60.1% reduction).

**DESIGN REVIEWS:**

1. Single family residential development.
2. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 66.7% increase).

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 9.6 (project site)/13 (overall)
- Number of Lots: 87

- Density (du/ac): 9.1
- Minimum/Maximum Lot Size (square feet): 2,678/4,744 (gross & net)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 27.5
- Square Feet: 1,590 to 2,469
- Open Space Required/Provided: 17,400/6,808

### History and Request

A single family residential development with R-2 zoning consisting of 36 lots on 4.8 acres with a density of 7.6 dwelling units per acre was approved via NZC-21-0727 by the Board of County Commissioners (BCC) in March 2022 for the north portion, APNs 176-05-101-003 and 004 of the project site. A second single family residential development with RUD zoning consisting of 44 lots on 4.7 acres with a density of 9.4 dwelling units per acre, located on the south portion, APNs 176-05-101-014 and 015 of the site, was also approved via NZC-21-0721 by the BCC in March 2022. The applicant is now requesting to consolidate the 2 previously approved subdivisions into a single project. Furthermore, the applicant is requesting a zone boundary amendment to reclassify 9.6 acres from R-E, C-1, and C-2 to an RUD zoning district for a single family residential development consisting of 87 lots. Application PA-23-700032 is the corresponding plan amendment for the subject property requesting to change the planned land uses from Corridor Mixed-Use (CM) and Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). The remaining portion of the site to the north of the proposed development, zoned C-2 and consisting of 3.4 acres, is not a part of this application.

### Site Plans

The plans depict a single family residential development consisting of 87 lots on 9.6 acres with a density of 9.1 dwelling units per gross acre. The minimum and maximum lot sizes are 2,678 and 4,744 square feet, respectively. Access to the site is granted via a 55 foot wide east/west private street (Street A) that connects to Dapple Gray Road, a public street. The interior street network of the development consists of the following: 1) Two, 43 foot wide east/west private streets (Street C and D); 2) One, 43 foot wide north/south private street (Street E); and 3) three, private stub streets (Streets F through H) measuring between 38 feet to 43 feet in width. Five foot wide sidewalks are located within the interior of the subdivision adjacent to the following lots: 1) Lot 1 (south side); 2) Lots 79 through 87 and common element "D" (north, south, east and west sides); 3) Lot 19 (north side); 4) Lots 50 through 52, 57 through 59, and 64 through 67 (north, south, and east sides); and 5) Lot 39 (south side). Five foot wide detached sidewalks are provided along Dapple Gray Road and Quarterhorse Lane. All single family residential lots are oriented towards the interior streets within the subdivision. No lots within the subdivision have direct driveway access from either Quarterhorse Lane or Dapple Gray Road. A waiver of development standards is required to reduce the rear yard setback to 6 feet for all lots within the subdivision, due to the selected house plans. The increase in finished grade occurs near Lot 37, adjacent to Quarterhorse Lane, and the highest grade difference occurs at lot 46, at the south boundary of the site.



### Landscaping

The plans depict street landscape areas measuring 15 feet in width, including 5 foot wide detached sidewalks, along Dapple Gray Road and Quarterhorse Lane. The street landscape areas consist of trees, shrubs, and groundcover. The proposed development requires 17,400 square feet of open space where 6,808 square feet of open space is provided, necessitating a waiver of development standards. The open space area (common element D) is located at the northwest corner of the site, between private street "B" and Lots 72 and 87. The open space area measures a minimum of 45 feet in width.

### Elevations

The plans depict 2 story model homes with a height ranging from 22 feet to 27.5 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, stone veneer, and varying rooflines. Architectural enhancements are featured on all elevations including window fenestration, faux shutters, and stucco pop-outs.

### Floor Plans

The plans depict 2 story homes with multiple floor plans ranging from 1,590 square feet to 2,469 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a gathering room. All models feature 2 car garages.

### Applicant's Justification

The applicant states the property to the north is currently planned for general commercial, the property to the west is existing general commercial and existing medium density residential, the property to the east is approved for apartments and compact residential with both developments under construction, and property to the south is medium density residential. The applicant indicates the request for RUD is an appropriate transition based on the surrounding uses. According to the applicant, the site will be elevated to the point to work with civil engineering constraints; the site will not be artificially increased to enhance views. The highest area of fill is located near lot 37 (adjacent to Quarterhorse Lane), and the highest grade difference occurs at lot 46, at the south boundary of the site where it is lower than the adjacent neighborhood. Although there is an area of large fill, there are no exposed perimeter retaining walls that exceed 3 feet in height. The waiver to reduce the rear yard setbacks is being requested due to the house plans utilizing an enclosed side yard in lieu of a traditional enclosed rear yard. Where the homes each have 5 foot interior side setbacks, a private access easement will be granted from one lot to the adjacent lot providing a 10 foot wide minimum private outdoor area for each home. The applicant states this reduction in the rear yard setback is compatible with the newly adopted code which encourages varied densities and an integrated mix of housing types along the spectrum being desired for new compact neighborhoods. This same waiver was granted for the KB Home community on the east side Quarterhorse Lane. This project is intended to be a continuation of that product line. The applicant indicates the reduction to the open space requirement is justified for the following reasons: 1) the proposed project is centrally located with access to 2 community parks (Faiss and Red Ridge) less than one mile from the site; 2) a water park less than one mile from the site; and 3) each residence will include a minimum of 300 square feet of private outdoor living area in the side and/or rear yards.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-23-0536	Vacated and abandoned easements and rights-of-way	Approved by PC	October 2023
TM-21-500201	Single family residential subdivision on the southern portion of the site	Approved by BCC	March 2022
TM-21-500204	Single family residential subdivision on the norther portion of the site	Approved by BCC	March 2022
NZC-21-0721	Reclassified the southern portion of the site from R-E to RUD zoning with waivers to reduce street intersection off-set and allow modified driveway design standard	Approved by BCC	March 2022
NZC-21-0727	Reclassified the northern portion from C-1 and C-2 to R-2 zoning for a single family residential development	Approved by BCC	March 2022
VS-21-0644	Vacated and abandoned easements of interest to Clark County	Approved by PC	December 2021
VS-18-0536	Vacated and abandoned easements of interest to Clark County	Approved by PC	September 2018
ZC-04-0092	Reclassified a portion of the site from R-E to C-2 zoning	Approved by BCC	February 2004
ZC-02-1549	Reclassified a portion of the site from R-E to C-1 & C-2 zoning	Approved by BCC	December 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use & Public Use	C-1 & C-2	Undeveloped & Southern Hills Hospital
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-3 & R-4	Multiple family residential & undeveloped
West	Corridor Mixed Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2 & R-2	Single family residential & office complex

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

**Related Applications**

Application Number	Request
PA-23-700032	A plan amendment to redesignate the land use category from Corridor Mixed-Use (CM) and Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.

## Related Applications

Application Number	Request
TM-23-500135	Tentative map for an 87 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

#### Comprehensive Planning

##### Zone Change

The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The single family residential developments to the west and south were approved for 7.6 and 7.5 dwelling units per acre, respectively. The previously approved multiple family developments to the east of the project site, across Quarterhorse Lane, were approved for 19.9 and 22.2 units per acre, respectively. Staff finds the project complies with Policy 1.3.2 that encourages a mix of housing options, both product types and unit sizes, within larger neighborhoods and multiple family developments. The density and intensity of the proposed project are consistent and compatible with existing and planned developments in this area; therefore, staff recommends approval.

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

The request to reduce the required rear yard setback is a self-imposed burden and could be eliminated by increasing the area of the lots or selecting a different model home. Staff finds the applicant has not provided sufficient justification for this request; therefore, recommends denial.

##### Waiver of Development Standards #2

The open space provided within the proposed development is 10,592 square feet less than what is required per Code. The average lot size within the proposed development is 3,162 square feet; therefore, the required open space can be provided by eliminating 4 lots. Furthermore, the open space area is not centrally located within the development. The request to reduce the open space within the development is a self-imposed burden. Staff finds the applicant has not provided sufficient justification for this request; therefore, recommends denial.

### Design Review #1

Architectural enhancements, including varying rooflines, are provided on all sides of the proposed residences. Staff finds that the design of the residences and the overall site comply with Policy 1.3.1 of the Master Plan which encourages the integration of varied housing models, architectural styles, streetscapes, common landscape areas, and other character-defining features that contribute to a distinct neighborhood identity. However, staff is concerned with the reduction to the required open space within the development, in addition to the configuration of the open space. The open space provided within the proposed development is 10,592 square feet less than what is required per Code. Furthermore, the open space area is located at the northwest portion of the development, away from the majority of the single family residences. The proposed configuration of the open space is not practical and is partially isolated from the remainder of the development. Staff finds the open space should have a unified design, either through a series of connected green space areas within the subdivision or a centrally located area within the development that is both visible and easily accessible for all residents; therefore, staff cannot support this request.

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

#### Design Review #2

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

#### **Department of Aviation**

APN 176-05-101-004 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

#### **Staff Recommendation**

Approval of the zone change and design review #2; denial of the waivers of development standards and design review #1. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 20, 2023 at 9:00 a.m., unless otherwise announced.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Expunge NZC-21-0721 and NZC-21-0727;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

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

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

### **Department of Aviation**

- Compliance with most recent recorded airport-related deed restrictions for APN 176-05-101-004.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0357-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KB HOME**

**CONTACT: DIONICIO GORDILLO, DG CONSULTANTS, 204 BELLE ISLE CT,  
HENDERSON, NV 89012**

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ZC-23-0672</u> DATE FILED: <u>9/26/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>10/31/23</u> PC MEETING DATE: <u>11/21/23</u> BCC MEETING DATE: <u>12/20/23</u> FEE: <u>\$2,200</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Sunset Corridor, LLC</u> ADDRESS: <u>9500 Hillwood Dr., Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>KB Home Las Vegas, Inc.</u> ADDRESS: <u>5795 W. Badura Ave., Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8466</u> CELL: <u>702-449-5131</u> E-MAIL: <u>cbilbray@kbhome.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>DG Consultants, Dionicio Gordillo</u> ADDRESS: <u>204 Bella Isle Ct</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-379-6601</u> CELL: <u>702-379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-05-101-014

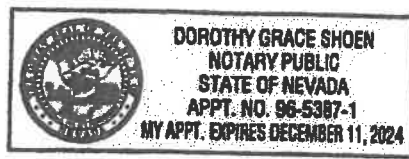
PROPERTY ADDRESS and/or CROSS STREETS: Sunset / Quarterhorse

PROJECT DESCRIPTION: Residential Subdivision

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

Khusrow Roohani      Khusrow Roohani, Manager  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 7-21-2023 (DATE)  
 By Khusrow Roohani - Manager  
 NOTARY PUBLIC: Dorothy Grace Shoen



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



# PLANNER COPY ZC-23-0072

September 15, 2023

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

RE: Zone Change, Design Review and Waivers  
(Quarterhorse Ln. and Dapple Gray Road)

APN: 176-05-101-003, -004, -014 and -015

KB Home respectfully submits this justification letter with an application for a Zone Change, Design Review and Waivers.

### Project Description

The project site associated with the proposed development is approximately 10.4± gross acres (including the 5-foot of right-of-way proposed to be vacated along Quarterhorse Ln and Dapple Gray Rd under VS-23-0536). It is located within the east half (E ½) of the northwest quarter (NW ¼) of the northwest quarter (NW ¼) of Section 5, Township 22 South, Range 60 East. This proposed community will be a single-family subdivision with 87 detached residential lots and have a gross density of 9.26 dwelling units per acre.

The request is to amend the zoning from C-1, C-2, and RE to RUD for this project. There is a corresponding Plan Amendment application submitted as a companion item to this request. Property to the north is currently planned for general commercial, property to the west is existing general commercial and existing medium density residential, property to the east is approved for apartments and compact residential with both developments under construction, and property to the south is medium density residential. We believe the request for RUD is an appropriate transition based on surrounding uses.

### Zone Change and Design Review

#### Site Plan

The subdivision contains interior private residential streets that are 43-ft wide with a single 5-ft attached sidewalk on one side. There is one non-gated entrance (ingress/egress) to the community with access from Dapple Gray Rd. The interior stub streets are less than 150-ft long, and each serves less than 6 dwelling units. Quarterhorse Ln and Dapple Gray Rd are proposed with half street offsite improvements including curb, gutter, detached sidewalks, and streetlights. Landscape screening and buffering shall be provided along the perimeter adjacent to the public street in compliance with Title 30, Chapter 30.64: Site Landscape and Screening Standards.



11/11/11

11/11/11

# PLANNER COPY ZC-23-0072

## Architecture

The proposed application includes five house plans with three elevation styles for each plan. All proposed homes are two-story and range in size from 1,590 sf up to 2,469 SF. They have a maximum height of 27'-4" at the top of ridgeline. Each house will have a two-car garage and a 20-ft driveway. All flatwork for the homes (driveways and walkways to the front doors) will be decorative pavers. The proposed floor plans and elevations are included with the submittal package.

## Increased Finished Grade Request

A maximum grade difference of 60 inches (5.00 feet) is being requested where 36 inches is allowed per Section 30.32.040(a)(9)(b) of Title 30 due to existing contours, existing walls along property perimeter, drainage patterns, and sewer service issues. The site will be elevated to the point to work with civil engineering constraints; the site will not be artificially increased to enhance views. The highest area of fill is located near lot 37 (adjacent to Quarterhorse Ln), and the highest-grade difference occurs at lot 46, at the south boundary of the site where we are lower than the adjacent neighborhood. Although there is an area of large fill, there are no exposed perimeter retaining walls that exceed 3' in height.

## Setbacks

The proposed setbacks for the project are as follows:

Front: 20-ft; (with a 4-ft reduction allowed for the 2<sup>nd</sup> story for the full building width)

Rear: 6-ft per waiver (noted below)

Interior Side: 5-ft (10 combined for each home as described below)

Corner Side: 10-ft

## Waiver of Development Standards

A waiver of development standards application is being submitted to request the following:

### **1. Title 30 Section 30.56.040.6 – Rear Setback**

Standard: Setback distance shall not be less than 15 feet

Request: Decrease the rear setback to 6 feet.

Justification: The waiver is being requested due to the house plans utilizing an enclosed side yard in lieu of a traditional enclosed rear yard. Where the homes each have 5' interior side setbacks, a private access easement will be granted from one lot to the adjacent lot providing a 10' wide minimum private outdoor area for each home. We feel this reduction in the rear yard setback is compatible with the newly adopted code which encourages varied densities and an integrated mix of housing types along the spectrum being desired for new compact neighborhoods. This same waiver was granted for the KB Home community on the east side Quarterhorse Lane. This project is intended to be a continuation of that product line.

### **2. Title 30 Table 30.40-2 – Open Space**

Standard: 200 square feet of open space per unit

Request: Decrease the required open space to 6,808 sf where 17,400 sf is required (60% reduction).

Justification: The proposed project is centrally located with access to 2 community parks (Faiss and Red Ridge) less than one mile from the site, as well as a water park less than one mile from the site. There is a small pocket park within the community that

will have a shaded picnic area and turf and all homes will include a minimum of 300sf private outdoor living area in the sides and/or rear yard.

Thank you for your consideration of this application.

Sincerely,

Digitally signed by  
Bilbrey, Christa L  
Date: 2023.09.15  
10:42:33-07'00'

Christa Bilbrey  
Sr. Director, Forward Planning  
KB Home

**PLANNER**

**COPY**

24-23-0072



4

11/21/23 PC AGENDA SHEET

RED BEND AKA SUNSET AND QUARTERHORSE SUNSET RD/QUARTERHORSE LN  
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
TM-23-500135-SUNSET INTERCHANGE, LLC:

TENTATIVE MAP consisting of 87 lots and common lots on 9.6 acres in an RUD (Residential Urban Density) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

**APN:**

176-05-101-003 ptn; 176-05-101-004 ptn; 176-05-101-014 through 176-05-101-015

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 9.6
- Number of Lots: 87
- Density (du/ac): 9.1
- Minimum/Maximum Lot Size (square feet): 2,678/4,744 (gross & net)
- Project Type: Single family residential development
- Open Space Required/Provided: 17,400/6,808

The plans depict a single family residential development consisting of 87 lots on 9.6 acres with a density of 9.1 dwelling units per gross acre. The minimum and maximum lot sizes are 2,678 and 4,744 square feet, respectively. Access to the site is granted via a 55 foot wide east/west private street (Street A) that connects to Dapple Gray Road, a public street. The interior street network of the development consists of the following: 1) Two, 43 foot wide east/west private streets (Street C and D); 2) One, 43 foot wide north/south private street (Street E); and 3) three, private stub streets (Streets F through H) measuring between 38 feet to 43 feet in width. Five foot wide sidewalks are located within the interior of the subdivision adjacent to the following lots: 1) Lot 1 (south side); 2) Lots 79 through 87 and common element "D" (north, south, east and west sides); 3) Lot 19 (north side); 4) Lots 50 through 52, 57 through 59, and 64 through 67 (north, south, and east sides); and 5) Lot 39 (south side). Five foot wide detached sidewalks are provided along Dapple Gray Road and Quarterhorse Lane. All single family residential lots are oriented towards the interior streets within the subdivision. No lots within the subdivision have direct driveway access from either Quarterhorse Lane or Dapple Gray Road.

Landscaping

The plans depict street landscape areas measuring 15 feet in width, including 5 foot wide detached sidewalks, along Dapple Gray Road and Quarterhorse Lane. The street landscape areas consist of trees, shrubs, and groundcover. The proposed development requires 17,400 square feet of open space where 6,808 square feet of open space is provided. The open space area (Common Element D) is located at the northwest corner of the site, between private street "B" and Lots 72 and 87. The open space area measures a minimum of 45 feet in width.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-23-0536	Vacated and abandoned easements and rights-of-way	Approved by PC	October 2023
TM-21-500201	Single family residential subdivision on the southern portion of the site	Approved by BCC	March 2022
TM-21-500204	Single family residential subdivision on the norther portion of the site	Approved by BCC	March 2022
NZC-21-0721	Reclassified the southern portion of the site from R-E to RUD zoning with waivers to reduce street intersection off-set and allow modified driveway design standard	Approved by BCC	March 2022
NZC-21-0727	Reclassified the northern portion from C-1 and C-2 to R-2 zoning for a single family residential development	Approved by BCC	March 2022
VS-21-0644	Vacated and abandoned easements of interest to Clark County	Approved by PC	December 2021
VS-18-0536	Vacated and abandoned easements of interest to Clark County	Approved by PC	September 2018
ZC-04-0092	Reclassified a portion of the site from R-E to C-2 zoning	Approved by BCC	February 2004
ZC-02-1549	Reclassified a portion of the site from R-E to C-1 & C-2 zoning	Approved by BCC	December 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use & Public Use	C-1 & C-2	Undeveloped & Southern Hills Hospital
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-3 & R-4	Multiple family residential & undeveloped
West	Corridor Mixed Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2 & R-2	Single family residential & office complex

### Related Applications

Application Number	Request
PA-23-700032	A plan amendment to redesignate the land use category from Corridor Mixed-Use (CM) and Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-23-0672	A zone change to reclassify the site to RUD zoning for a single family residential development is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of ZC-23-0672 which staff is not supporting; therefore, staff cannot support this request.

##### Department of Aviation

APN 176-05-101-004 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

##### Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 20, 2023 at 9:00 a.m., unless otherwise announced.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

If approved:

- Expunge TM-21-500201 and TM-21-500204;
- Parcel map to record prior to the recordation of the Final Map.

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

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

**Comprehensive Planning - Addressing**

- Streets shall have approved street names and suffixes.

**Department of Aviation**

- Compliance with most recent recorded airport-related deed restrictions for APN 176-05-101-004.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0357-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** KB HOME  
**CONTACT:** DIONICIO GORDILLO, DG CONSULTANTS, 204 BELLE ISLE CT,  
HENDERSON, NV 89012





# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-23-500135</u>	DATE FILED: <u>9/26/23</u>
		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>10/31/23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: <u>11/21/23</u>	
		BCC MEETING DATE: <u>12/22/23</u>	
		FEE: <u>\$750</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Sunset Corridor, LLC</u>
	ADDRESS: <u>9500 Hillwood Dr., Suite 201</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>KB Home Las Vegas, Inc.</u>
	ADDRESS: <u>5795 W. Badura Ave., Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-266-8466</u> CELL: <u>702-449-5131</u>
	E-MAIL: <u>cbllbrey@kbhome.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>DG Consultants, Dioncio Gordillo</u>
	ADDRESS: <u>205 Belle Isle Ct.</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u>
	TELEPHONE: <u>702-379-6601</u> CELL: <u>702-379-6601</u>
	E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-05-101-014

PROPERTY ADDRESS and/or CROSS STREETS: Sunset / Quarterhorse

TENTATIVE MAP NAME: Sunset Quarterhorse

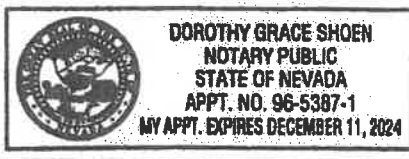
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Khusrow Roohani (Signature) \* Khusrow Roohani, Manager (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7-21-2023 (DATE)  
 By Khusrow Roohani - manager

NOTARY PUBLIC: Dorothy Grace Shoen



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



11/21/23 BCC AGENDA SHEET

INCREASED GRADE  
(TITLE 30)

JONES BLVD/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-23-0651-TRAN, DEVIN ETAL & NGUYEN, THOMAS T.:**

**DESIGN REVIEW** for finished grade in conjunction with a proposed single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-1) (AE-65) Zone in the CMA Design Overlay District.

Generally located on the north side of Post Road, 280 feet east of Jones Boulevard within Spring Valley. MN/nai/syp (For possible action)

RELATED INFORMATION:

**APN:**

163-36-301-012

**DESIGN REVIEW:**

Increase finished grade to 128 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 256% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 2.5
- Number of Lots/Units: 4
- Project Type: Single family residential development

**Site Plans & Request**

The plan depicts a proposed single family residential development consisting of 4 lots located on the north side of Post Road and 280 feet east of Jones Boulevard. The applicant submitted a Minor Subdivision Map (MSM-21-600143) to create a 4 lot subdivision. The plans depict a private cul-de-sac from Post Road. The application submitted is to allow an increase to finished grade to 128 inches (10.7 feet) where 36 inches or (3 feet) is allowed per Code Section 30.32.040.

**Landscaping**

Landscaping must comply with Title 30 requirements.

**Applicant's Justification**

The applicant is requesting to increase finished grade of 36 inches (3 feet) to 128 inches (10.7 feet) due to a historic wash. The applicant also states that no retaining walls will be developed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-22-0203	Vacated and abandoned patent easements	Approved by PC	June 2022
ZC-1111-08	Reclassified from R-E to R-E zoning to establish a Residential Neighborhood Preservation Overlay District in the CMA Design Overlay District	Approved by BCC	February 2009

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Agriculture structure & corral
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Neighborhood Commercial	C-P	Congregate care facility

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Department of Aviation**

The property lies within the AE-65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International facilities to meet future air traffic demand.

**Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Comply with approved drainage study PW23-12271;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Post Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Department of Aviation**

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 35 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0358-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DEVIN TRAN

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

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>DR-23-0651</u> DATE FILED: <u>9/14/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>10/31/2023</u> PC MEETING DATE: <u>11/21/2023</u> BCC MEETING DATE: _____ FEE: <u>\$1075.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Devin Tran, NGUYEN THOMAS et al.</u> ADDRESS: <u>7231 Atascadero Creek CT</u> CITY: <u>Las Vegas</u> STATE: <u>CA</u> ZIP: <u>89118</u> TELEPHONE: <u>503-380-4967</u> CELL: <u>503-380-4967</u> E-MAIL: <u>devintran99@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Devin Tran, NGUYEN THOMAS et al.</u> ADDRESS: <u>7231 Atascadero Creek CT</u> CITY: <u>Las Vegas</u> STATE: <u>CA</u> ZIP: <u>89118</u> TELEPHONE: <u>503-380-4967</u> CELL: <u>503-380-4967</u> E-MAIL: <u>devintran99@gmail.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Baughman &amp; Turner, Inc.</u> ADDRESS: <u>1210 Hinson St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: <u>702-870-8771</u> E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: <u>137071</u>	

ASSESSOR'S PARCEL NUMBER(S): 163-36-301-012

PROPERTY ADDRESS and/or CROSS STREETS: Post/Jones

PROJECT DESCRIPTION: 4-Lot Residential Parcel Map

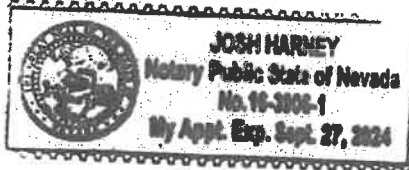
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature]      Devin Tran  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 21, 2023 (DATE)  
 By Devin Tran

NOTARY PUBLIC: [Signature]



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

DK-23-005

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

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

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

August 17, 2023

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

**PLANNED  
COPY**

**Re: MSM 21-143 – Post Road east of Jones Boulevard (TDS - PW 23-12271)**

To Whom It May Concern,

Please let this letter serve as justification for a Design Review for excessive fill as defined by Title 30.32.040 (9). The project is a four-lot parcel map (MSM 21-600143) on 2.5 acres. The site will be developed as four single family residential homes. The site is located north of Post Road about 330 ft east of Jones Boulevard; more specifically identified as APN 163-36-301-012. The site is bordered by Post Road to the south. There is existing rural residential development bordering the north, and east property lines and south of Post Road. Commercial development lies west of the site.

Section 1804.4 of the Clark County Building Code states that the graded swales around the house shall be sloped at 1 percent along the flow line where they are located within 10 ft of the building foundation. The site has been graded using this 1% slope from the Private Drive to the high point of the lot. Then the finished floor was set 8" above this high point per Building Code 1804.3. It should be noted that the finished floor elevation of the buildings is set to also meet the Clark County Supplement to Uniform Standard Drawings and Specifications (Chapter 2, 1.B.) of being at least eighteen (18) inches above the street centerline or top of curb of the addressed street (measured at the center of the building). This letter requests excess fill in the amount of 3 ft to 10.64 ft in the area of the historic wash which is 7.64 ft above the 36-inch minimum requirement. This, however, is the extreme case due to the depth of the abandoned wash. No retaining walls will be required with this development.

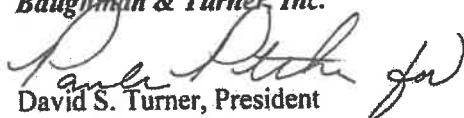
**Design constraints:**

- There is the remnant of a historic wash which crosses diagonally across the site. This abandoned wash used to be part of the south branch of the Tropicana Wash which is now cut off or contained by development. The wash in this area was 3-4 ft deep.
- Development of any kind in the area of the wash requires fill.
- There is existing development on three sides of the property which must be matched.

As shown above, the site has several design constraints making it difficult to grade the property while meeting all the codes including excess fill. The site grading has attempted to comply with as many codes as possible.

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

Sincerely,  
**Baughman & Turner, Inc.**

  
David S. Turner, President

DST/po





# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: DR-23-0651

Property Owner or Subdivision Name: TRAN DEVIN ETAL and NGUYEN THOMAS T

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: **TAB/CAC** \_\_\_\_\_ **PC** 11/21/2023 **BCC** \_\_\_\_\_

Add this application to the: **TAB/CAC** \_\_\_\_\_ **PC** \_\_\_\_\_ **BCC** 11/21/2023

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

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

Reason for Change: Change from PC meeting to BCC meeting. Design Review required to appear for before BCC for increase to finished grade.

Change initiated by: NAI Date: 10/4/2023

Change authorized by: MND Date: 10/4/2023

Change processed by: ds Date: 10/4/2023

Follow up assigned to: \_\_\_\_\_ Instructions: \_\_\_\_\_

Parcel Number(s): 163-36-301-012

Town Board(s): Spring Valley



6

11/21/23 BCC AGENDA SHEET

MIXED-USE DEVELOPMENT  
(TITLE 30)

MAULE AVE/CIMARRON RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-23-400138 (ZC-0827-17)-LMC KAKTUSLIFE PROPERTY OWNER, LLC:**

**ZONE CHANGE THIRD EXTENSION OF TIME** to reclassify 16.1 acres from a C-2 (General Commercial) Zone to a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.

**USE PERMITS** for the following: 1) High Impact Project; 2) increase density; and 3) increase height.

**DESIGN REVIEW** for a proposed mixed-use development.

Generally located on the north side of Maule Avenue, 750 feet east of Cimarron Road within Spring Valley (description on file). MN/mh/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-04-601-022; 176-04-601-023

**USE PERMITS:**

1. Allow a High Impact Project.
2. Increase the allowable density through the use of development incentives to approximately 38.1 du/ac (614 units) by providing a 15 foot wide or larger supplemental pedestrian area (beyond what is required per Table 30.48).
3. Increase the maximum allowable height to 69 feet where up to 55 feet is the standard per Table 30.48 (a 26% increase).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8030 W. Maule Avenue
- Site Acreage: 16.1
- Number of Lots/Units: 614
- Density (du/ac): 38.1
- Project Type: Mixed-use development
- Number of Stories: 5 (residential)/1 (commercial)
- Building Height (feet): 68.5 (residential)/34 (commercial)

- Open Space Required/Provided: 3.5 (acres)/3.8 (acres)
- Parking Required/Provided: 983/999

### History & Request

The original application approved in 2017 (ZC-0827-17) included a condition of approval for the applicant to complete a resolution of intent within 3 years. The first extension of time ET-20-400129 (ZC-0827-17) was approved in 2020, which gave the applicant until December 2023 to complete the project. The second extension of time ET-22-400034 (ZC-0827-17) was approved in 2022, giving the applicant an additional year to complete the project. In June of 2023, a large fire destroyed the buildings beyond repair, requiring the buildings to be demolished and the building process to be restarted. The applicant is now requesting an additional 3 years to complete the project.

### Site Plans

The previously approved plans show a horizontal mixed-use development consisting of the following elements: 1) residential; 2) commercial uses consisting of a coffee shop and several retail; 3) open space indoor and outdoor amenity areas; 4) 3 level below grade parking garage; and 5) usable passive and active open space. The residential component consisted of 614 apartment units at a density of 38.1 dwelling units per acre. The commercial component originally consisted of a 1,231 square foot retail coffee shop and a 2,076 square foot retail convenience store in conjunction with the clubhouse and fitness center. Since the approval, the commercial component has been modified and the entire area will be used for a fitness center open to the public, the unit count has been increased to 614 units, and the garage is now 1 level below grade.

The 614 apartment units are distributed among 7 buildings. The buildings are oriented in various directions to one another with some buildings having a north/south orientation and others having an east/west orientation. The perimeter buildings are set back (closest building point) from the property lines as follows: 1) 44 feet from the north; 2) 43 feet from the east; 3) 77 feet from the south (Maule Avenue); and 4) 50 feet from the west. The clubhouse with fitness center and retail commercial component is centrally located and set back 167 feet from Maule Avenue.

Parking for the development is provided with surface open spaces and was originally approved with a 3 level below grade parking garage. Since then, the applicant revised the plans to show 1 level of below grade parking. The parking complies with all Title 30 provisions for a mixed-use development since it allows for overall project parking spaces to be shared by the various land uses that operate at different times throughout the day. Access to the site is via driveways along Maule Avenue.

### Pedestrian Circulation & Open Space/Recreational Amenities

Pedestrian circulation is provided by the following: 1) pedestrian realm areas; 2) sidewalks adjacent to buildings and within courtyard areas between the buildings; and 3) useable open space areas along the interior and perimeter of the site. The submitted pedestrian circulation plan depicts the functional integration and connectivity of the overall project with the pedestrian realm connections providing direct connectivity with all the project elements. The commercial component is functionally integrated and connected with the residential component using clearly

identifiable, safe, and convenient pedestrian connections. Since the project is a horizontal mixed-use development, the applicant provided plans depicting the integration and connectivity between commercial and residential elements. The project complies with all pedestrian realm, landscaping, and parking requirements.

The previously approved plans show an additional 15 foot wide supplemental pedestrian area, which is in addition to the required 15 foot wide pedestrian realm along Maule Avenue. The practical effect of a supplemental pedestrian realm is that it is detached from the streetscape and maintains and enhances pedestrian connectivity within the site. Additionally, the hardscape areas, which include pedestrian walkways, and landscape areas are continued throughout the areas where buildings are located. The overall pedestrian connectivity is enhanced and provides for strong and practical site integration.

The previously approved plans depict a total of 3.8 acres of open space. Open space consists of the following: 1) pedestrian realm; 2) 2.6 acre amenity areas located around courtyards created by the buildings; 3) internal sidewalks and landscape areas; 4) clubhouse; 5) fitness area; and 6) passive and active open space within the courtyard areas. The pedestrian circulation plan depicts pedestrian movement and convenient access throughout the site. Additional open space includes terraces, lounge, and the outdoor decks within the buildings.

#### Elevations

The previously approved plans depict an overall project that has architectural elements that unify the development and contain prominent fenestration patterns on all elevations. Exterior elevations depict different types of stucco and plaster finish, horizontal metal siding, glass elements, and fabric sunshades. All elevations are enhanced and feature various amounts of façade articulation with architectural elements that feature painted metal elements and varied architectural elements. The building complies with all applicable setbacks related to height/setback provisions required by Title 30.

The 5 story residential buildings will range in height up to 68.5 feet. The previously approved plans depict substantial plane variation for all buildings that create articulation along all sides of the project.

#### Floor Plans

The previously approved plans show an overall 614 residential unit count that consists of the following: 1) 122 studio units that are 679 square feet; 2) 366, one bedroom units that are 831 square feet; and 3) 126, two bedroom units that are 1,246 square feet. The plans depict each unit having livable area with an outdoor deck/patio. Each residential building will also have a 1,692 square foot roof deck. The clubhouse and fitness center consist of the following: 1) community room; 2) craft room; 3) kitchen; 4) theatre; 5) meeting rooms; 6) offices; 7) restrooms; 8) workout areas; and 9) storage rooms.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400034 (ZC-0827-17):

**Current Planning**

- Until December 20, 2024 to complete.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works – Development Review**

- Compliance with previous conditions.

Listed below are the approved conditions for ET-20-400129 (ZC-0827-17):

**Current Planning**

- Until December 20, 2023 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works – Development Review**

- Compliance with previous conditions.

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

- No comment.

Listed below are the approved conditions for ZC-0827-17:

**Current Planning**

- A resolution of intent to complete in 3 years;
- Enter into a Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- As part of the Development Agreement or as a separate agreement, applicant to submit a Decommissioning Plan acceptable to the County which specifies the actions to be taken by the Developer in the event construction of the project is stopped or abandoned with said plan to be submitted and approved prior to building permits;
- Allow the following permits prior to the adoption of the Development Agreement: all grading, including excavation and underground utilities, and structural first lift with initial foundation work;

- Bond or other security is acceptable to Clark County for excavation prior to Development Agreement or Decommissioning Plan;
- The commercial component to be developed concurrently with the first phase;
- Design review as a public hearing for all site signage and lighting;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

**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 back of curb for Maule Avenue.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0366-2017 to obtain your POC exhibit.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates Phase 1 of the project was under construction before being completely destroyed by a fire on June 20, 2023. A 3 year extension is needed because construction must recommence for the entire project. The applicant adds that several building permits were approved for Phase 1 of the project, and a demolition permit has been approved to allow the site to be cleared of debris and to mitigate environmental issues so that there is no impact to the site or surrounding area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-22-400034 (ZC-0827-17)	Second extension of time for a mixed-use project	Approved by BCC	May 2022
ET-20-400129 (ZC-0827-17)	First extension of time for a mixed-use project	Approved by BCC	December 2020
ORD-20-900347 DA-20-0335	Negotiated Development Agreement for the Kaktus Life mixed-use project	Approved by BCC	September 2020
AG-20-900348	Performance Agreement for the Kaktus Life mixed-use project	Approved by BCC	September 2020
ET-20-400010 (VS-17-1079)	First extension of time for easements located between Roy Horn Way and Maule Avenue	Approved by ZA	February 2020
VS-17-1079	Vacated and abandoned easements located between Roy Horn Way and Maule Avenue	Approved by PC	February 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0827-17	Reclassified 16.1 acres from C-2 to U-V zoning for a mixed-use project	Approved by BCC	December 2017
VC-0984-08	Variance to increase height to 248 feet for 3 mixed-use buildings - expired	Approved by BCC	November 2008
UC-2125-04	Allowed three, 248 foot high mixed-use buildings for a total of 405 dwelling units - expired	Approved by BCC	January 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Undeveloped
South	Business Employment	R-3	Coronado Palms Condominiums
East	Business Employment	R-4	Multiple family residential (Maverik Apartments)
West	Business Employment	R-E	Undeveloped

**Related Applications**

Application Number	Request
WS-23-0320	A design review and waiver of development standards for lighting and signage is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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

Prior to the fire destroying the buildings under construction, the applicant had made significant progress toward completion of the project. Several buildings were nearly completed and numerous permits for electrical, plumbing, fences, and mechanical had been approved since the approved extension of time. The applicant has since received a demolition permit (BD23-42873), indicating that a good faith effort will be made to expeditiously recommence the site development. Given this history of the project and the extenuating circumstances, staff can support an extension of time for an additional 4 years.



**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until December 20, 2027 to complete.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** JONATHAN TANURY

**CONTACT:** LEBENE OHENE, 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV  
89101



4

SIGNAGE & LIGHTING  
(TITLE 30)

MAULE AVE/BUFFALO DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-23-0320-LMC KAKTUSLIFE PROPERTY OWNER, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for lighting standards  
**DESIGN REVIEWS** for the following: 1) lighting; and 2) signage in conjunction with a previously approved mixed-use development on 16.1 acres in a U-V (Urban Village – Mixed Use) Zone in the CMA Design Overlay District.

Generally located on the north side of Maule Avenue, 750 feet east of Cimarron Road within Spring Valley. MN/jor/syp (For possible action)

RELATED INFORMATION:

**APN:**  
176-04-601-022; 176-04-601-023

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

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Increase the height of proposed exterior fixtures (luminaries) mounted on the buildings to 32 feet where luminaries shall not be installed 14 feet above finished grade or above the line of the first story eave per Section 30.48.670 (a 129% increase).
- b. Increase the height of the proposed light poles to 22 feet where a maximum of 14 feet is permitted when located within 50 feet of a residential use per Section 30.48.670 (a 57% increase).
- c. Increase the off-site luminance to 7.3 foot candles where 0.5 foot candles of illumination beyond the property containing the light source adjacent to a residential use is the standard per Section 30.48.670 (a 1,360% increase).
- d. Increase the off-site luminance to 7.5 foot candles where 1 foot candles of illumination beyond the property containing the light source adjacent to a non-residential use is the standard per Section 30.48.670 (a 650% increase).

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8030 W. Maule Avenue
- Site Acreage: 16.1

- Number of Units: 614
- Project Type: Proposed signage (for Phase 1) and lighting (for Phase 1 and Phase 2) for a mixed-use development
- Number of Stories: 5 (residential)/1 (commercial)
- Building Height (feet): 68.5 (residential)/34 (commercial)/ 22 (proposed light poles)

#### Site Plan & Request

ZC-0827-17 was previously approved for a mixed-use development consisting of the following: a residential area; commercial uses (restaurant and retail); areas for indoor/outdoor open space amenities; 4) below grade parking garage; and usable passive and active open space. Since the approval, the commercial component has been modified and the entire area will be used for a fitness center open to the public, the unit count has been increased to 614 units, and the garage is now 1 level below grade. Access to the site is via driveways along Maule Avenue.

The applicant is requesting a design review for proposed signage and lighting. The Notice of Final Action for ZC-0827-17 required the applicant to complete a design review as a public hearing for all signage and lighting. The proposed signage is for Phase 1 of this development, and the proposed lighting is for both Phase 1 and Phase 2.

#### Elevations

The 5 story residential buildings will range in height up to 68.5 feet. The previously approved plans depict substantial plane variation for all buildings that create articulation along all sides of the project.

#### Lighting

The photometric plan shows LED light poles with a maximum height of 22 feet and will be installed within the parking lot area. The CMA Design Overlay District allows a maximum height for light poles at 14 feet, hence the request for the waiver. In addition, the light poles are installed within the landscape finger islands and the perimeter of the site. Furthermore, the plans also show LED wall lamps to be installed on the exterior elevations of the buildings and will be installed a maximum of 32 feet high, where the maximum building height is 68.5 feet. The applicant is requesting a waiver to allow these wall lamps to be mounted above the first story eave and/or 14 feet above the finished floor of the exterior of the building. The plans also include a photometric plan for the spa and pool area. The plans depict 2.5 foot high bolted light poles within the landscape areas, and the illuminance project internally towards the spa and pool area.

The additional waivers regarding lighting are related to off-site luminance produced by the proposed lighting plan. The applicant is requesting to increase the off-site luminance to 7.3 foot candles where 0.5 foot candles of illumination beyond the property containing the light source adjacent to a residential use. Lastly, the applicant is also requesting to increase the off-site luminance to 7.5 foot candles where 1 foot candles of illumination beyond the property containing the light source adjacent to a non-residential use.

**Signage**

The applicant is proposing the following signage for Phase 1 of the development only:

- Area A includes 2 wall signs (Sign B) at the top of Buildings C and D. These wall signs do not protrude above the roofline. Sign B has an overall area of 65.72 square feet and is internally illuminated.
- Area C includes the site parking lot and a portion of the club house and commercial component of the mixed-use development. The club house will have a wall sign (Sign C) mounted above the main entrance. Sign C has an overall area of 37.01 square feet and is also internally illuminated. This sign is similar in design to Sign B.
- Lastly, the applicant is proposing a monument sign at the main entrance of the development. The proposed monument sign is set back 25 feet, 7 inches from the property line to the south (Maule Avenue). The plans show that the proposed monument sign has an overall area of 60 square feet and is 6 feet high. Furthermore, the monument is also internally illuminated.

Type of Sign	Existing (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed per Title 30 (sq. ft)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Monument	0	60	60	70	0	1	1
Clubhouse Wall Sign ID	0	37.01	37.01	625.8	0	1	1
Wall Signs (2)	0	131.44	131.44	1894.5	0	2	2
<b>Total</b>	<b>0</b>	<b>228.45</b>	<b>228.45</b>	<b>2590.3</b>	<b>0</b>	<b>4</b>	<b>4</b>

**Applicant's Justification**

Per the applicant, the proposed square footage of the wall signs and the monument sign complies with Code. The signs are designed to complement the design of the buildings and provide articulation and architectural details that enhance the site. The exterior light fixtures are necessary because of the overall height of the building being at approximately 69 feet. Installing the wall lights at a half-way point (32 feet) is appropriate and proportional to the building. Lastly, the proposed height of the proposed light poles at 22 feet high is also compatible to the site due to the design and overall scale of the buildings. The adjacent developed areas include similar multiple family developments with similar lighting and signage.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-22-400034 (ZC-0827-17)	Second extension of time for a mixed-use project	Approved by BCC	May 2022
ET-20-400129 (ZC-0827-17)	First extension of time for a mixed-use project	Approved by BCC	December 2020
ORD-20-900347 DA-20-0335	Negotiated Development Agreement for the Kaktus Life mixed-use project	Approved by BCC	September 2020

**Prior Land Use Requests**

Application Number	Request	Action	Date
AG-20-900348	Performance Agreement for the Kaktus Life mixed-use project	Approved by BCC	September 2020
ET-20-400010 (VS-17-1079)	First extension of time for easements located between Roy Horn Way and Maule Avenue	Approved by ZA	February 2020
VS-17-1079	Vacated and abandoned easements located between Roy Horn Way and Maule Avenue	Approved by PC	February 2018
ZC-0827-17	Reclassified 16.1 acres from C-2 to U-V zoning for a mixed-use project	Approved by BCC	December 2017
VC-0984-08	Variance to increase height to 248 feet for 3 mixed-use buildings - expired	Approved by BCC	November 2008
UC-2125-04	Allowed three, 248 foot high mixed-use buildings for a total of 405 dwelling units - expired	Approved by BCC	January 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Undeveloped
South	Business Employment	R-3	Coronado Palms Condominiums
East	Business Employment	R-4	Multiple family residential (Maverick Apartments)
West	Business Employment	R-E	Undeveloped

**Related Applications**

Application Number	Request
ET-23-400138 (ZC-0827-17)	A third extension of time for a mixed-use development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

The proposed lighting height for the exterior fixtures (luminaries) and light poles is appropriate in scale within the development. However, staff finds that the request to increase the foot candles

more than 3 times what is allowed per today's Code is unwarranted. The lighting plan can be redesigned to allow less light spillage past the applicant's property lines.

However, staff finds that the existing residential uses are multiple family residential developments which already include a significant amount of existing lighting on-site and there are existing off-site improvements (streetlights) along Maule Avenue which contribute to the existing street and surrounding neighborhood illumination.

The residential zoned parcel to the west is undeveloped with a planned land use of Business Employment. Aerial photos show that the multiple family buildings to the east are set back more than 80 feet away from the applicant's east property line, this apartment complex includes wall lights that are affixed to the third story of each building, and there are on-site light poles similar to what the applicant is proposing.

The condominium buildings to the south are set back 90 feet from the applicant's south property line. This condominium complex also includes existing exterior lighting affixed to each building on the first and second floors. In addition, this complex is screened by mature trees within an existing 24 foot wide landscape easement, so any light spillage from the applicant's site should be mitigated. For these reasons staff can support this request.

#### Design Reviews

The submitted plans show a sign plan that is in compliance with Title 30 standards. The proposed signage shows a harmonious design with the overall site. Since staff supports the waiver of development standards, staff also supports these requests.

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

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

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

##### **Comprehensive Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: CRP LMC KAKTUSLIFE OWNER, LLC**

**CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101**

**DRAFT**