



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

November 12, 2024

6:00pm

## AGENDA

**Note:**

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

Board/Council Members:

John Getter, Chair  
Dale Devitt  
Randal Okamura

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

Secretary:

Carmen Hayes (702) 371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com)

Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s):

Mike Shannon (702)-455-8338 [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov)

Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for October 29, 2024. (For possible action)
- IV. Approval of the Agenda for November 12, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - 2. Applications are available for appointments by the Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2 year) term beginning January 2025.

VI. Planning and Zoning

- 1. **PA-24-700029-GRAGSON FAMILY MANAGEMENT TRUST, ET AL:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) on 7.82 acres. Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley. MN/gc (For possible action) **12/03/24 PC**
- 2. **ZC-24-0581-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS:**  
**ZONE CHANGES** for the following: **1)** reclassify 4.6 acres from an RS20 (Residential Single-Family 20) Zone to an RM50 (Residential Multi-Family 50) Zone; and **2)** reclassify 3.22 acres from an IP (Industrial Park) Zone to an RM50 (Residential Multi-Family 50) Zone. Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley (description on file). MN/rr (For possible action) **12/03/24 PC**
- 3. **VS-24-0583-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Gagnier Boulevard and Agilysys Way; a portion of right-of-way being Gagnier Boulevard located between Roy Horn Way and Maule Avenue; a portion of right-of-way being Maule Avenue located between Gagnier Boulevard and Agilysys Way; and a portion of right-of-way being Agilysys Way located between Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/rr/kh (For possible action) **12/03/24 PC**
- 4. **WS-24-0582-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; and **2)** modified driveway design standards.

**DESIGN REVIEW** for a multi-family development on 7.82 acres in an RM50 (Residential Multi-Family 50) Zone. Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley. MN/rr/kh (For possible action) **12/03/24 PC**

5. **VS-24-0569-TPG/CORE ACQUISITIONS, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Durango Drive located between Maule Avenue and Badura Avenue within Spring Valley (description on file). MN/mh/kh (For possible action) **12/03/24 PC**
  
6. **WS-24-0549-BURGER TERRY E & JANE D FAMILY TRUST & BURGER TERRY E TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for a proposed accessory structure in conjunction with an existing single-family residence on 0.20 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Red Rock Street and the north side of Saddle Avenue within Spring Valley. JJ/tpd/kh (For possible action) **12/03/24 PC**
  
7. **WS-24-0552-DENSHA HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following **1)** reduce setbacks; and **2)** reduce separation for existing accessory structures in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Katella Avenue and the east side of Solana Street within Spring Valley. MN/tpd/kh (For possible action) **12/03/24 PC**
  
8. **ET-24-400114 (NZC-21-0423)-B-R OVATION LIMITED PARTNERSHIP:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.35 acres from a CG (Commercial General) Zone to an RM50 (Residential Multi-Family 50) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; and **2)** increase building height.  
**DESIGN REVIEWS** for the following: **1)** multi-family development; and **2)** site modifications to a previously approved multi-family development on 6.99 acres in an RM50 (Residential Multi-Family 50) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Tropicana Avenue within Spring Valley (description on file). JJ/my/kh (For possible action) **12/04/24 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: November 26, 2024.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

<https://notice.nv.gov>

12/03/24 PC AGENDA SHEET

**PUBLIC HEARING**

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

**PA-24-700029-GRAGSON FAMILY MANAGEMENT TRUST, ET AL:**

**PLAN AMENDMENT** to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) on 7.82 acres.

Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley. MN/gc (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-04-201-011; 176-04-201-012; 176-04-201-022

**EXISTING LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**PROPOSED LAND USE PLAN:**

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.82
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states the request to Urban Neighborhood (UN) for the site is appropriate since the site is immediately east of a mixed-use development (UnCommons) with residential and commercial uses; and west of 2, 4 story office buildings. Therefore, Business Employment (BE) with light industrial uses is no longer compatible with the existing development in the area. Additionally, having a multi-family residential use within easy walking distance of commercial uses and the nearby Durango Resort Hotel provides for ideal pedestrian connectivity between the uses. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-24-0261	Street name change to change the name of Gagnier Boulevard to Signature Boulevard between Badura Avenue and Roy Horn Way	Approved /Denied by BCC	November 6, 2024
SC-21-0619	Street name change from Narrative Way to Agilysys Way	Approved by PC	December 2021
SC-19-0538	Street name change from Tomsik Street to Narrative Way	Approved by PC	September 2019
VS-19-0253	Vacated and abandoned portions of right-of-way being Pamalyn Avenue and Maule Avenue	Approved by BCC	May 2019
WS-19-0254	Off-site improvements along Maule Avenue	Approved by BCC	May 2019
ZC-18-0681	Reclassified APN 176-04-201-022 from R-E to M-D zoning	Approved by BCC	October 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & IP	Undeveloped & office building
South	Business Employment	CP	Approved office building per ZC-23-0435
East	Business Employment	IP	Office building
West	Business Employment	CC	Mixed-use development (UnCommons)

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

**Related Applications**

Application Number	Request
ZC-24-0581	A zone change to reclassify the site from RS20 and IP to RM50 is a companion item on this agenda.
WS-24-0582	Waivers of development standards and a design review for a multi-family residential development is a companion item on this agenda.
VS-24-0583	A vacation and abandonment for government patent easements, streetlight and traffic control easements, and 5 foot wide portions of right-of-way being Gagnier Boulevard, Maule Avenue, and Agilysys Way is a companion item on this agenda.

**STANDARDS FOR ADOPTION:**

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

## **Analysis**

### **Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change to the land use category from Business Employment (BE) to Urban Neighborhood (UN). Intended primary land uses in the proposed UN land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multi-family. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities.

The request for Urban Neighborhood (UN) is compatible with the surrounding area. Directly to the west and southwest is the UnCommons mixed-use development. The parcel to the west across Gagnier Boulevard is developed primarily as a multi-family residential portion of the mixed-use development at a density of 44.56 du/ac when the parcel is looked at by itself. Similarly, the parcels to the southwest, kitty corner from the subject site, is also planned to be developed primarily as a multi-family residential portion of the mixed-use development at a density of approximately 43 du/ac when the residential block is looked at separately by itself. Both of these residential blocks/parcels are developed or proposed to be developed at densities similar to what is allowed under the UN land use category. Furthermore, although the adjacent and abutting properties to the north, east, and south are planned for Business Employment (BE), those properties were not developed with office/warehouse buildings or industrial uses that you would typically find in the BE land use category. The adjacent properties to the north were rezoned to CG and IP. The IP zoned properties to the north and east were approved with a special use permit and developed as 4 story office buildings. The abutting property to the south was rezoned to CP for a medical office building. The proposed UN land use category would complement the existing mixed-use and office developments in the area; and would comply with Policy M.1.2 of the Master Plan which promotes concentrating higher-density housing in areas with access to existing or planned major employment centers, existing infrastructure, and other services. The request also complies with Policy 1.3.3 which 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. For these reasons, staff finds the request for the UN land use category is appropriate for this location.

### **Department of Aviation**

APN 176-04-201-022 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. 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 January 8, 2025 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 176-04-201-022.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- No comment.

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

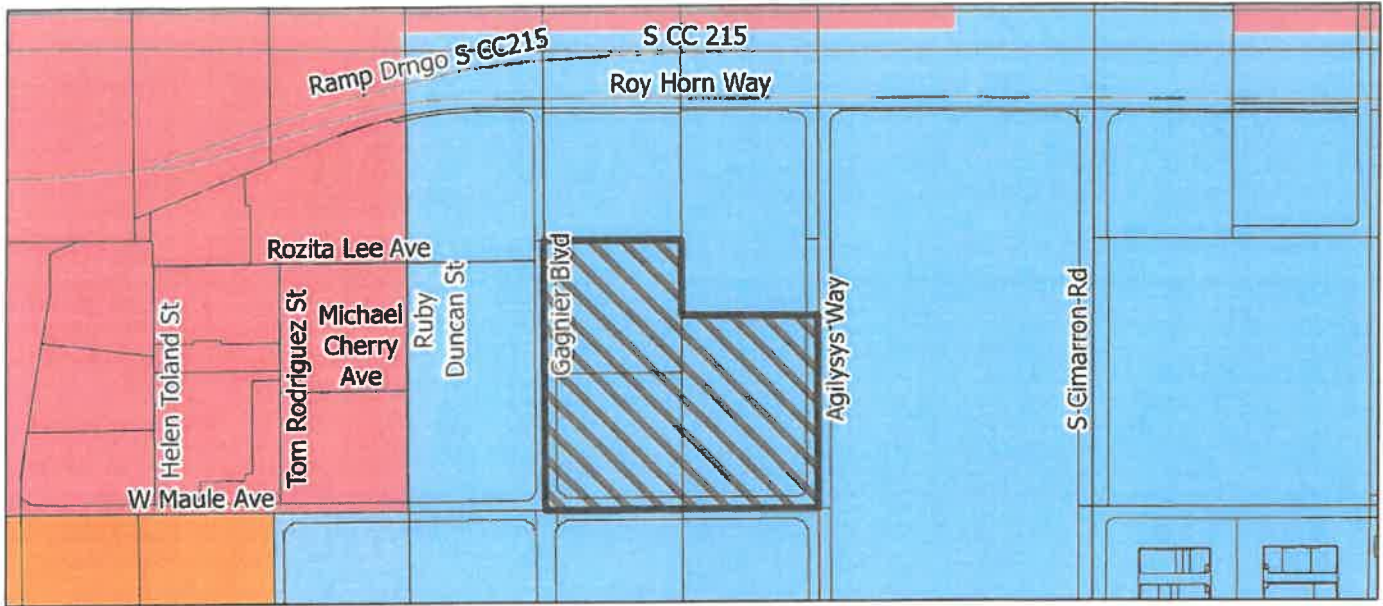
**APPLICANT:** NRP GROUP, LLC

**CONTACT:** BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE  
#650, LAS VEGAS, NV 89135

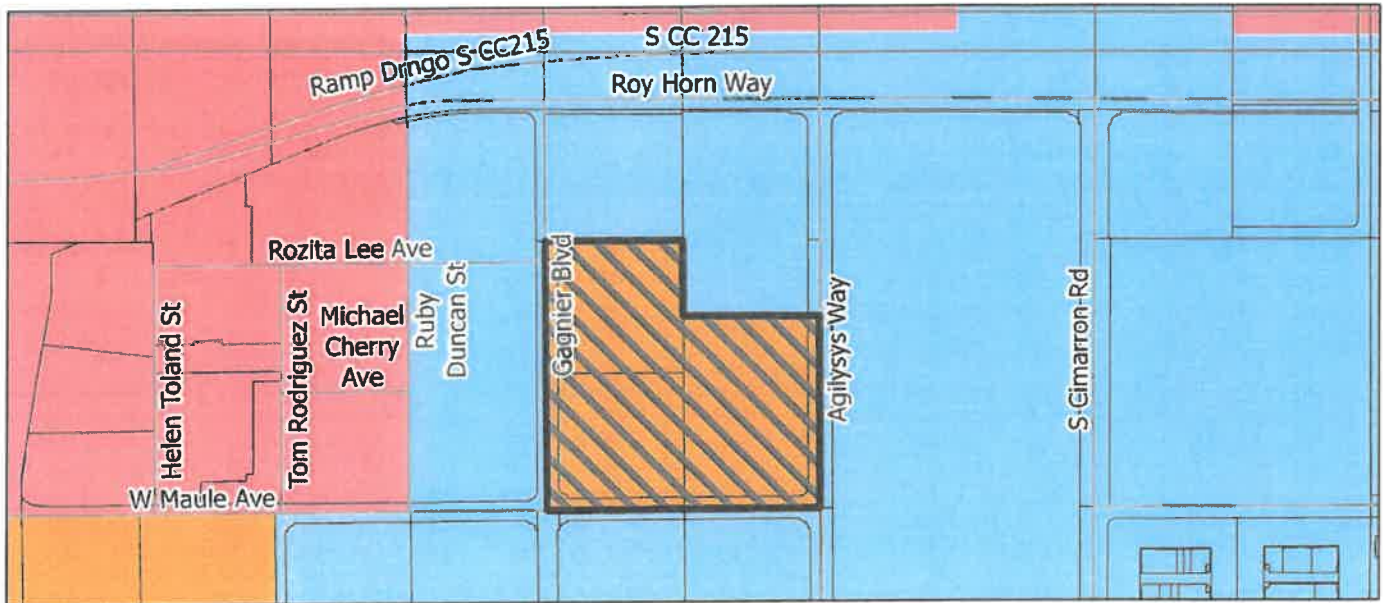


# Planned Land Use Amendment PA-24-700029

**DRAFT**



**Current**



**Requested**

**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

## Spring Valley Clark County, Nevada

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





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-04-201-011 & 012 and 022

PROPERTY ADDRESS/ CROSS STREETS: Gagnier and Maule

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change to allow for a multi family development

PROPERTY OWNER INFORMATION

NAME: GK Acquisitions, LLC  
 ADDRESS: 1980 Festival Plaza Dr, # 200  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135  
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: NRP Group, LLC  
 ADDRESS: 1228 Euclid Avenue, 4th floor  
 CITY: Cleveland STATE: OH ZIP CODE: 44115 REF CONTACT ID # n/a  
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Bob Gronauer  
 ADDRESS: 1980 Festival Plaza Dr. #650  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674  
 TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

\*Correspondent will receive all project communication

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

*Robert Torres*  
 Property Owner (Signature)\*

Robert Torres  
 Property Owner (Print)

7-10-24  
 Date

DEPARTMENT USE ONLY-

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

APPLICATION # (s) PA-24-700029

ACCEPTED BY RR

PC MEETING DATE 12-3-24

DATE 10-14-24

BCC MEETING DATE 1-8-25

FEE \$3,200.00

TAB/CAC LOCATION SPRING VALLEY DATE 11-12-24



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-04-201-011 & 012 and 022

PROPERTY ADDRESS/ CROSS STREETS: Gagnier and Maule

### DETAILED SUMMARY PROJECT DESCRIPTION

**Zone change to allow for a multi family development**

### PROPERTY OWNER INFORMATION

NAME: Gragson Family Management Trust, etal  
ADDRESS: 11665 SUMMIT CLUB DR # 206  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### APPLICANT INFORMATION

NAME: NRP Group, LLC  
ADDRESS: 1228 Euclid Avenue, 4th floor  
CITY: Cleveland STATE: OH ZIP CODE: 44115 REF CONTACT ID # n/a  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Bob Gronauer  
ADDRESS: 1980 Festival Plaza Dr. #650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674  
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

\*Correspondent will receive all project communication

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

[Signature]  
Property Owner (Signature)\*

Robert Torres  
Property Owner (Print)

7-10-24  
Date

### DEPARTMENT USE ONLY:

- |                              |                             |  |                               |                             |                             |                             |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET            | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> W5 |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input checked="" type="checkbox"/> PA | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD           | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s)	<u>PA-24-700029</u>	ACCEPTED BY	<u>RE</u>
PC MEETING DATE	<u>12-3-24</u>	DATE	<u>10-14-24</u>
BCC MEETING DATE	<u>1-8-25</u>	FEE	<u>\$ 3200.00</u>
TAB/CAC LOCATION	<u>SPRING VALLEY</u>	DATE	<u>11-12-24</u>

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

KAEMPFER

CROWELL

ANTHONY J CELESTE  
[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)  
D. 702.693.4215

July 9, 2024

**CHOOSE DELIVERY METHOD  
VIA UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

**Re: Justification Letter – Master Plan Amendment from BE to UN  
NRP - APNs: 176-04-201-011, 012, & 014**

To Whom It May Concern:

Please be advised our office represents NRP (the "Applicant") in the above-referenced matter. The Applicant looking to develop approximately 7.82 acres of property located at the northeast corner of Maule Avenue and Gagnier Boulevard. The property is more particularly described as APNs: 176-04-201-011, 012, & 022 (collectively the "Site"). The Applicant is requesting a master plan amendment from Business Employment (BE) to Urban Neighborhood (UN). Also submitted concurrent with this request, the Applicant is proposing a zone change to R-5 to develop a multi-family development with associated waivers of development standards.

The Land Use Plan designation for the Site is BE and the zoning is IP and RS20. A change of the land use plan to UN request satisfies the requirements set forth in Table 30.12-1(h):

1. **The proposed amendment is consistent with the overall intent of the Master Plan:**

The Site is planned for BE which generally contemplates commercial and industrial development. While the Site is zoned RS20 and IP, the Site is located just east of a mixed-use development – UnCommons. Road – and just west of a two (2) four-story office buildings. UnCommons contains a mixture of commercial and residential uses. Therefore, with the mixed-use development and office development adjacent to the Site, a light industrial use is no longer compatible with the existing development. Rather, with Site's proximity to the developed commercial uses including the resort-hotel Durango Station, a multi-family use is compatible. Adding additional multi-family units within easy walking distance of the commercial and resort-hotel uses will provide for an ideal pedestrian connectivity between the two (2) uses. Also, there are existing employment opportunities nearby including existing office and warehouse buildings. With a mixture of uses, the proposed multi-family project is appropriate for the area.

**2. The proposed amendment is required based on changed conditions or further studies:**

The proposed master plan amendment to UN meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies including specifically the following:

- Policy 1.3.1 encourages integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent new neighborhoods to minimize the need for longer-vehicle trips. Here, the proposed multi-family development is near several developed retail commercial shopping centers, several restaurants, banks, and other daily-needs services.

**3. The proposed amendment is compatible with the surrounding area:**

The Site is currently zoned RS20 and IP which is a light industrial zoning district. The Site is located near an existing and developing mixed-use development consisting of commercial and residential uses, the Durango Station resort-hotel, and other office areas at the busy Durango Road and I-215 interchange. Even at the density of UN, this use is no more intense than what is already contemplated for the area. Therefore, the intensity and density of a multi-family development is appropriate for the area.

**4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:**

The master plan amendment also meets the more specific Spring Valley Goals and Policies including the following policies:

- Policy SV-1.1 encourages compatible infill development and standard for transitioning from higher intensity uses. Here, the Site is an infill property and the high denser residential multi-family development is not near any less intense uses and densities.
- Policy SV - 1.3 encourages targeted infill development to support more varied housing options – type, density, and price point. Here, the Applicant is proposing a multi-family development.

**5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:**

The proposed master plan amendment to UN meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies including specifically the following:

- Policy 1.1.2 encourages a concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers,

PIANNER COPY

existing infrastructure, and other services. Here, the Site is near the Durango Road and I-215 interchange which is a major high-frequency transit corridor.

6. **The proposed amendment will not have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:**

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Water and sewer utilities are located near the Site and the Applicant will provide the necessary infrastructure connecting the existing utilities to the Site. The Site is located near the Durango Road and I-215 interchange as well as with easy access Roy Horn Way which as serves on the frontage road to the 215. Finally, the Applicant will mitigate any impacts the proposed development may have.

7. **The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:**

The proposed amendment will not cause any detriment to public health, safety and general welfare to the people of Clark County. There is a serious need for additional housing opportunities. This project will be a benefit not a detriment to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Therefore, a master plan amendment to UN is appropriate as the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd





12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0581-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS:**

**ZONE CHANGES** for the following: 1) reclassify 4.6 acres from an RS20 (Residential Single-Family 20) Zone to an RM50 (Residential Multi-Family 50) Zone; and 2) reclassify 3.22 acres from an IP (Industrial Park) Zone to an RM50 (Residential Multi-Family 50) Zone.

Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley (description on file). MN/rr (For possible action)

---

RELATED INFORMATION:

**APN:**

176-04-201-011; 176-04-201-012; 176-04-201-022

**LAND USE PLAN:**

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.82
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the site is near an existing and developing mixed-use development, UnCommons, consisting of commercial and residential uses, the Durango Station resort-hotel, and other office areas at the busy Durango Road and I-215 interchange. The applicant states that light industrial use is no longer compatible with the existing development. The applicant states that even at the density of RM50, this use is no more intense than what is already contemplated for the area. Therefore, the intensity and density of a multi-family development is appropriate. Additionally, the applicant states that the multi-family development will be within easy walking distance of the commercial and resort-hotel uses. There are also other nearby employment opportunities including existing office and warehouse buildings. The applicant states that the mixture of uses will make the proposed multi-family project appropriate for the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-24-0261	Street name change to change the name of Gagnier Boulevard to Signature Boulevard between Badura Avenue and Roy Horn Way	Approved /Denied by BCC	November 6, 2024
SC-21-0619	Street name change from Narrative Way to Agilysys Way	Approved by PC	December 2021
SC-19-0538	Street name change from Tomsik Street to Narrative Way	Approved by PC	September 2019
VS-19-0253	Vacated and abandoned portions of right-of-way being Pamalyn Avenue and Maule Avenue	Approved by BCC	May 2019
WS-19-0254	Off-site improvements along Maule Avenue	Approved by BCC	May 2019
ZC-18-0681	Reclassified APN 176-04-201-022 from R-E to M-D zoning	Approved by BCC	October 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & IP	Undeveloped & office building
South	Business Employment	CP	Approved office building per ZC-23-0435
East	Business Employment	IP	Office building
West	Business Employment	CC	Mixed-use development (UnCommons)

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

**Related Applications**

Application Number	Request
PA-24-700029	Plan amendment to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) (greater than 18 du/ac) on 7.82 acres is a companion item on this agenda.
WS-24-0582	Waivers of development standards and a design review for a multi-family residential development is a companion item on this agenda.
VS-24-0583	A vacation and abandonment for government patent easements, streetlight and traffic control easements, and 5 foot wide portions of right-of-way being Gagnier Boulevard, Maule Avenue, and Agilysys Way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area.

The applicant requests a zone change from RS20 to RM50 zoning for APNs 176-04-201-011 and 176-04-201-012 and a zone change from IP to RM50 zoning for APN 176-04-201-022 to facilitate the development of a multi-family project. The accompanying request to change the land use designation from Business Employment (BE) to Urban Neighborhood (UN) will allow the requested RM50 zone to be conforming to the Master Plan. Intended primary land uses in the proposed UN land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multi-family. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities. The RM50 zone is established to accommodate high-density residential development in multi-family structures that are designed to be pedestrian and transit friendly. This district is intended to serve as a transition between high-density, multi-family residential areas and commercial, mixed-use, and non-residential areas.

Staff finds the request for RM50 which allows a maximum density of 50 du/ac is compatible with the surrounding area. Directly to the west and southwest of the subject site is the UnCommons mixed-use development. The parcel to the west across Gagnier Boulevard is developed primarily as a multi-family residential portion of the mixed-use development with a density of 44.56 du/ac when the parcel is looked at by itself. Similarly, on the parcels to the southwest from the subject site a planned multi-family residential portion of a mixed-use development will be at a density of approximately 43 dwelling units per acre when the residential block is looked at separately by itself. Both residential blocks/parcels are developed or proposed to be developed at densities similar to what is allowed under RM50. The proposed RM50 zoning district will also complement the existing and developing offices in the area. The IP zoned properties to the north and east were approved with a special use permit and developed with 4 story office buildings. The abutting property to the south was rezoned to CP for a medical office building which is currently under construction. The proposed RM50 zoning district should therefore comply with Policy 1.1.2 of the Master Plan which promotes concentrating higher-density housing in areas with access to existing or planned major employment centers, existing infrastructure, and other services. The request also complies with Policy 1.3.3 which 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. For these reasons, staff finds the request for the RM50 Zone is appropriate for this location.

### **Department of Aviation**

APN 176-04-201-022 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. 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.

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

#### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2025 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:**

##### **Department of Aviation**

- Compliance with most recent recorded airport-related deed restrictions for APN 176-04-201-022.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0337-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** NRP GROUP, LLC  
**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGS,  
NV 89135

DRAFT





# Department of Comprehensive Planning Application Form

2

ASSESSOR PARCEL #(s): 176-04-201-011 & 012 and 022

PROPERTY ADDRESS/ CROSS STREETS: Gagnier and Maule

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone change to allow for a multi family development

### PROPERTY OWNER INFORMATION

NAME: GK Acquisitions, LLC  
ADDRESS: 1980 Festival Plaza Dr, # 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### APPLICANT INFORMATION

NAME: NRP Group, LLC  
ADDRESS: 1228 Euclid Avenue, 4th floor  
CITY: Cleveland STATE: OH ZIP CODE: 44115 REF CONTACT ID # n/a  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Bob Gronauer  
ADDRESS: 1980 Festival Plaza Dr. #650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674  
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

\*Correspondent will receive all project communication

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

Robert Torres  
Property Owner (Signature)\*

Robert Torres  
Property Owner (Print)

7-10-24  
Date

### DEPARTMENT USE ONLY

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

APPLICATION #	<u>ZC-24-0581</u>	ACCEPTED BY	<u>RR</u>
PERMITTING DATE	<u>12-3-24</u>	DATE	<u>10-14-24</u>
PERMITTING DATE	<u>1-8-25</u>	FEE	<u>\$1,700.00</u>
TALK/AC LOCATION	<u>SPRING VALLEY</u>	DATE	<u>11-12-24</u>



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-04-201-011 & 012 and 022

PROPERTY ADDRESS/ CROSS STREETS: Gagnier and Maule

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone change to allow for a multi family development

### PROPERTY OWNER INFORMATION

NAME: Gragson Family Management Trust, etal  
ADDRESS: 11665 SUMMIT CLUB DR # 206  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### APPLICANT INFORMATION

NAME: NRP Group, LLC  
ADDRESS: 1228 Euclid Avenue, 4th floor  
CITY: Cleveland STATE: OH ZIP CODE: 44115 REF CONTACT ID # n/a  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Bob Gronauer  
ADDRESS: 1980 Festival Plaza Dr. #650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674  
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

\*Correspondent will receive all project communication

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

[Signature]  
Property Owner (Signature)\*

Robert Torres  
Property Owner (Print)

7-10-24  
Date

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

APPLICATION #	<u>ZC-24-0581</u>	ACCEPTED BY	<u>RR</u>
PC MEETING DATE	<u>12-3-24</u>	DATE	<u>10-14-24</u>
PCL MEETING DATE	<u>1-8-25</u>	FEE	<u>\$1,700.00</u>
TABULAR LOCATION	<u>SPRING VALLEY</u>	DATE	<u>11-12-24</u>



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

KAEMPFER

CROWELL

ANTHONY J. CELESTE  
[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)  
D: 702.693.4215

September 5, 2024

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

*Re: Justification Letter – Zone Change*

*APNs: 176-04-201-011, 012, & 014*

To Whom It May Concern:

Please be advised our office represents NRP (the “Applicant”) in the above-referenced matter. The Applicant looking to develop approximately 7.82 acres of property located at the northeast corner of Maule Avenue and Gagnier Boulevard. The property is more particularly described as APNs: 176-04-201-011, 012, & 022 (collectively the “Site”). The Applicant is proposing to develop a multi-family development. In addition to the design review for the multi-family development and associated waivers, the Applicant is requesting a zone change from RS20 and IP to RM50. Also, submitted concurrent with this request, the Applicant is requesting a master plan amendment from Business Employment (BE) to Urban Neighborhood (UN).

**Zone Change:**

A zone change from RS20 and IP to RM50 is appropriate for the following reasons:

- While the Site is zoned RE and IP, the Site is located just east of a mixed-use development – UnCommons– and just west of a two (2) four-story office buildings. UnCommons contains a mixture of commercial and residential uses. Therefore, with the mixed-use development and office development adjacent to the Site, a light industrial use is no longer compatible with the existing development. Rather, with Sites proximity to the developed commercial uses include the resort-hotel Durango Station a multi-family use is compatible. Adding additional multi-family units within easy walking distance of the commercial and resort-hotel uses will provide for an ideal pedestrian connectivity between the two (2) uses. Also, there are existing employment opportunities nearby including existing office and warehouse buildings. With a mixture of uses, the proposed multi-family project is appropriate for the area.
- Policy 1.3.1 encourages integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent new neighborhoods to minimize the need for longer-vehicle trips. Here, the proposed multi-family development is near several

PLANNER COPY ZC-24-0581

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developed retail commercial shopping centers, several restaurants, banks, and other daily-needs services.

- Policy 1.1.2 encourages a concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Here, the Site is near the Durango Road and I-215 interchange which is a major high-frequency transit corridor.
- The Site is currently zoned RS20 and IP which is a light industrial zoning district. The Site is located near an existing and developing mixed-use development consisting of commercial and residential uses, the Durango Station resort-hotel, and other office areas at the busy Durango Road and I-215 interchange. Even at the density of RM50, this use is no more intense than what is already contemplated for the area. Therefore, the intensity and density of a multi-family development is appropriate for the area.
- A zone change also meets the more specific Spring Valley Goals and Polices including the following policies:
  - Policy SV-1.1 encourages compatible infill development and standard for transitioning from higher intensity uses. Here, the Site is an infill property and the high denser residential multi-family development is not near any less intense uses and densities.
  - Policy SV – 1.3 encourages targeted infill development to support more varied housing options – type, density, and price point. Here, the Applicant is proposing a multi-family development.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

PLANNER COPY 20-24-0581

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12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0583-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Gagnier Boulevard and Agilysys Way; a portion of right-of-way being Gagnier Boulevard located between Roy Horn Way and Maule Avenue; a portion of right-of-way being Maule Avenue located between Gagnier Boulevard and Agilysys Way; and a portion of right-of-way being Agilysys Way located between Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/r/r/kh (For possible action)

RELATED INFORMATION:

**APN:**

176-04-201-011; 176-04-201-012; 176-04-201-022

**LAND USE PLAN:**

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate the north and east 33 feet, and west 8 feet of a patent easement on APN 176-04-201-011 and the east 33 feet and south and west 8 feet of a patent easement on APN 176-04-201-012. Also requested is the vacation of 5 feet of the Gagnier Boulevard right-of-way adjacent to APNs 176-04-201-011 and 176-04-201-012, 5 feet of the Maule Avenue right-of-way adjacent to APNs 176-04-201-012 and 176-04-201-022, and 5 feet of the Agilysys Way right-of-way adjacent to APN 176-04-201-022 to allow a proposed detached sidewalk to be constructed. Finally, the applicant is requesting to vacate a 3 foot wide streetlight and traffic control device easement located along Maule Avenue and Agilysys Way on APN 176-04-201-022. The applicant states that due to the subject parcels being developed for apartments, the stated easements and right-of-way are no longer necessary.

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-24-0261	Street name change to change the name of Gagnier Boulevard to Signature Boulevard between Badura Avenue and Roy Horn Way	Approved /Denied by BCC	November 6, 2024
SC-21-0619	Street name change from Narrative Way to Agilysys Way	Approved by PC	December 2021
SC-19-0538	Street name change from Tomsik Street to Narrative Way	Approved by PC	September 2019

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0253	Vacated and abandoned portions of right-of-way being Pamalyn Avenue and Maule Avenue	Approved by BCC	May 2019
WS-19-0254	Off-site improvements along Maule Avenue	Approved by BCC	May 2019
ZC-18-0681	Reclassified APN 176-04-201-022 from R-E to M-D zoning	Approved by BCC	October 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & IP	Undeveloped & office building
South	Business Employment	CP	Approved office building per ZC-23-0435
East	Business Employment	IP	Office building
West	Business Employment	CC	Mixed-use development (UnCommons)

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

**Related Applications**

Application Number	Request
PA-24-700029	Plan amendment to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) (greater than 18 du/ac) on 7.82 acres is a companion item on this agenda.
ZC-24-0581	A zone change to reclassify the site from RS20 and IP to RM50 is a companion item on this agenda.
WS-24-0582	Waivers of development standards and a design review for a multi-family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2025 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**

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

**Public Works - Development Review**

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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** NRP GROUP, LLC

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGS, NV 89135





# Department of Comprehensive Planning Application Form

3

ASSESSOR PARCEL #(s): 176-04-201-011 & 012 and 022

PROPERTY ADDRESS/ CROSS STREETS: Gagnier and Maule

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone change to allow for a multi family development

### PROPERTY OWNER INFORMATION

NAME: GK Acquisitions, LLC  
ADDRESS: 1980 Festival Plaza Dr, # 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### APPLICANT INFORMATION

NAME: NRP Group, LLC  
ADDRESS: 1228 Euclid Avenue, 4th floor  
CITY: Cleveland STATE: OH ZIP CODE: 44115 REF CONTACT ID # n/a  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Bob Gronauer  
ADDRESS: 1980 Festival Plaza Dr. #650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674  
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

\*Correspondent will receive all project communication

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

Property Owner (Signature)\*

Robert Torres  
Property Owner (Print)

7-10-24  
Date

### DEPARTMENT USE ONLY

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

APPLICATION # (S)	<u>VS-24-0583</u>	APPROVED BY	<u>RR</u>
PLANNING MEETING DATE	<u>12-3-24</u>	DATE	<u>10-14-24</u>
COMMITTEE MEETING DATE	<u>1-8-25</u>	FEE	<u>\$1,700.00</u>
TAX CALCULATION	<u>SPRING VALLEY</u>	DATE	<u>11-12-24</u>



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-04-201-011 & 012 and 022

PROPERTY ADDRESS/ CROSS STREETS: Gagnier and Maule

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone change to allow for a multi family development

### PROPERTY OWNER INFORMATION

NAME: Gragson Family Management Trust, etal  
ADDRESS: 11665 SUMMIT CLUB DR # 206  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### APPLICANT INFORMATION

NAME: NRP Group, LLC  
ADDRESS: 1228 Euclid Avenue, 4th floor  
CITY: Cleveland STATE: OH ZIP CODE: 44115 REF CONTACT ID # n/a  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Bob Gronauer  
ADDRESS: 1980 Festival Plaza Dr. #650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674  
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

\*Correspondent will receive all project communication

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

[Signature]  
Property Owner (Signature)\*

Robert Torres  
Property Owner (Print)

7-10-24  
Date

### DEPARTMENT USE ONLY

- |                              |                             |                              |                               |                             |  |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
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APPLICATION #	<u>VS-24-0583</u>	ACCEPTED BY	<u>RR</u>
FC MEETING DATE	<u>12-3-24</u>	DATE	<u>10-14-24</u>
FCC MEETING DATE	<u>1-8-25</u>	FEE	<u>\$1,700.00</u>
TERRITORIAL DIVISION	<u>SPRING VALLEY</u>	DATE	<u>11-12-24</u>





## TANEY ENGINEERING

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

August 28, 2024

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

**Re: Maule & Gagnier**  
**APN: 176-04-201-011, 176-04-201-012, & 176-04-201-022**  
**Justification Letter for Vacation of Easements**

To whom it may concern:

On behalf of our client, NRP Group, Taney Engineering is respectfully submitting justification for the vacation of existing easements.

**Patent Easement Vacation:**

This request is to vacate the north 33 feet, the east 33 feet, the south 8 feet, and the west 8 feet of a patent easement of APN: 176-04-201-012 & 176-04-201-011.

**Right of Way Vacation:**

This request is to vacate 5 feet of the Gagnier Street right-of-way, 5 feet of Maule Avenue right-of-way and, 5 feet of Agilylysis way, right -of -way. This is due to proposed detached sidewalk.

**Streetlight and Traffic Control Easement Vacation:**

This request if to vacate the existing 3-foot-wide streetlight and traffic control device easement along Maule and Agilylysis Way.

Due to the subject parcels being developed into apartments, the stated easements are no longer necessary. A legal description, exhibit, and supporting documents for the vacation has been provided with this application for review.

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

Sincerely,

Robert Cunningham

PLANNER COPY

Page 1 | 1

VS-24-0583



12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0582-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS:**

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

**DESIGN REVIEW** for a multi-family development on 7.82 acres in an RM50 (Residential Multi-Family 50) Zone.

Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley. MN/rr/kh (For possible action)

RELATED INFORMATION:

**APN:**

176-04-201-011; 176-04-201-012; 176-04-201-022

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase retaining wall height to 3.5 feet where 3 feet is the maximum height per Section 30.04.03C (a 16.7% increase).
2.
  - a. Reduce throat depth to 19 feet along Gagnier Boulevard where 150 feet is required per Uniform Standard Drawing 222.1 (an 87.3% reduction).
  - b. Reduce throat depth to 121 feet along Maule Avenue where 150 feet is required per Uniform Standard Drawing 222.1 (an 19.3% reduction).
  - c. Reduce throat depth to 36 feet along Agilysys Way where 150 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).

**LAND USE PLAN:**

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.82
- Project Type: Multi-family residential
- Number of Units: 390
- Density (du/ac): 49.9
- Number of Stories: 4
- Building Height (feet): 55
- Square Feet: 677,972
- Open Space Required/Provided: 39,000/41,854

- Parking Required/Provided: 601/604
- Sustainability Required/Provided: 5/5

### Site Plan

The plan depicts a multi-family development located on a 7.82 acre site. The project consists of a single 677,972 square foot 4 story multi-family building with 390 apartment units with a density of 49.9 dwelling units per acre. The building is proposed to wrap around a 4 level parking garage. The building is setback a minimum of 33 feet from Gagnier Boulevard, 24.5 feet from Maule Avenue, and 42 feet from Agilysys Way. The building is also setback a minimum of 49.5 feet from the northern property line. The building features 2 open courtyards connected by a covered patio which provide a portion of the open space for the project. The northern courtyard will feature a 2,340 square foot outdoor pool with seating and lounging areas. The southern courtyard will feature outdoor dining and lounging areas for the residents. Finally, an open space area is proposed on the east side of the building which includes a dog park surrounded by a 6 foot high tubular steel fence and pedestrian gate, an outdoor grill, gaming areas, and seating.

Vehicular access into the site is from 3 driveways on the surrounding streets including Gagnier Boulevard, Maule Avenue, and Agilysys Way. The driveway from Maule Avenue provides direct access into the south side of the parking garage. The driveways from Gagnier Boulevard and Agilysys Way provide access to the north side of the garage as well as surface parking spaces adjacent to the north building entrance and along the east side of the property. Within the garage there are 18 EV-installed and 151 EV-capable parking spaces proposed. The parking garage also features a storage area for 39 bicycles. A trash servicing area is located next to the northern garage entrance.

Pedestrian access is provided at several locations on all sides of the building. An entry plaza with concrete walkways is provided on the north side of the building entrance. A gate secure access point for pedestrians is provided near the northwest corner of the building along Gagnier Boulevard. Other building entrances which connect to the public sidewalk are found further south along Gagnier Boulevard, along the south side of the building adjacent to Maule Avenue, and along the east side adjacent to Agilysys Way. Individual first floor units along Gagnier Boulevard as well as several units along Maule Avenue are proposed to have walkway connections to the public sidewalk. First floor units located along the east side of the building are proposed to feature private fenced yards with 3 foot 6 inch high tubular steel fencing with pedestrian gates.

### Landscaping

The plans depict proposed street landscaping along Gagnier Boulevard, Maule Avenue, and Agilysys Way consisting of a 5 foot wide detached sidewalk, with 2, 5 foot wide landscape strips on each side of the sidewalk. The landscape area includes a 15 foot wide pedestrian realm that is proposed to include 1 bench and 1 waste receptacle along each street frontage. The street landscape consists of 3 species of medium trees spaced 20 feet on center and generally staggered on each side of the sidewalk except where the site visibility zone prevents their planting, along with 5 species shrubs. Each tree is proposed to have a 2.5 inch caliper at the time of planting, and all species chosen are projected to have a height of 25 feet to 30 feet and a canopy of 368 square

feet to 530 square feet at maturity. A total of 83 medium street trees and 249 shrubs are required and provided.

Parking lot landscaping consists of 4 species of medium trees each proposed to have a 2.5 inch caliper at the time of planting, with heights of 25 feet to 30 feet and canopies of 236 square feet to 530 square feet at maturity. Nine parking lot trees are required within the surface parking areas and 10 trees are provided. Nine additional trees are provided on site as well. All proposed trees and shrubs are low-water use species.

#### Elevations

The plans depict all 4 sides of a 4 story building with a maximum height of 55 feet above ground level. The plans also depict the interior courtyard elevations of the building. The building consists of varying roof lines that include parapet walls of different heights, wall plane recesses, varying window sizes, canopies over entrances, and decorative lighting. The exterior of the buildings consists of four different colors of painted stucco finishes. Apartments on the second, third, and fourth floors are proposed to feature balconies while many of the first floor apartments are proposed to feature fenced yards and covered patio areas.

A building entrance with double glass doors is provided on the north side of the building and features a canopy, decorative lighting, and architectural columns. Residential building and courtyard access as well as an entrance to the stair access is provided on the west elevation with canopies over the entrances and decorative lighting. Three residential building entrances are located along the south elevation which include decorative lighting. One entrance adjacent to the garage access also has roofed structure. The east elevation provides an entrance to the stair access with decorative lighting.

#### Floor Plans

The plans depict 390 apartment units with 213, 1 bedroom, 151, 2 bedroom, and 26, 3 bedroom units. The 1 bedroom units are proposed to range from 664 to 903 square feet. The 2 bedroom units are proposed to range from 1,062 to 1,338 square feet. The 3 bedroom units are proposed to range from 1,298 to 1,541 square feet. Most first floor units will feature a patio, while most second through fourth floor units will feature a balcony. The first floor main entrance on the north side of the building leads into an indoor amenity area which will include a business center, a social gathering area, and a clubhouse with a gym.

#### Applicant's Justification

The applicant states that the proposed multi-family development is appropriate and compatible with the surrounding area due to the proximity to developed commercial uses including the Durango Station resort-hotel, office uses and developing mixed-use areas including UnCommons. The intensity and density of the proposed multi-family development is also appropriate for the area.

The applicant states that the waiver requested to increase the retaining wall height along the northwest portion of the site from 3 feet to 3.5 feet is a slight increase and will not negatively impact the site or surrounding property. The applicant also states that the waiver to reduce the throat depth for each driveway the surrounding streets will not negatively impact the site. The

applicant further states that residents and guests will be able to access the site from 3 different access points which will reduce the traffic in each area and mitigate the concern for stacking in the right-of-way.

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-24-0261	Street name change to change the name of Gagnier Boulevard to Signature Boulevard between Badura Avenue and Roy Horn Way	Approved / Denied by BCC	November 6, 2024
SC-21-0619	Street name change from Narrative Way to Agilysys Way	Approved by PC	December 2021
SC-19-0538	Street name change from Tomsik Street to Narrative Way	Approved by PC	September 2019
VS-19-0253	Vacated and abandoned portions of right-of-way being Pamalyn Avenue and Maule Avenue	Approved by BCC	May 2019
WS-19-0254	Off-site improvements along Maule Avenue	Approved by BCC	May 2019
ZC-18-0681	Reclassified APN 176-04-201-022 from R-E to M-D zoning	Approved by BCC	October 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & IP	Undeveloped & office building
South	Business Employment	CP	Approved office building per ZC-23-0435
East	Business Employment	IP	Office building
West	Business Employment	CC	Mixed-use development (UnCommons)

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

**Related Applications**

Application Number	Request
PA-24-700029	Plan amendment to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) (greater than 18 du/ac) on 7.82 acres is a companion item on this agenda.
ZC-24-0581	A zone change to reclassify the site from RS20 and IP to RM50 is a companion item on this agenda.
VS-24-0583	A vacation and abandonment for government patent easements, streetlight and traffic control easements, and 5 foot wide portions of right-of-way being Gagnier Boulevard, Maule Avenue, and Agilysys Way is a companion item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

The applicant is requesting a 3.5 foot high retaining wall along a portion of the northern property line which exceeds the maximum allowable height of 3 feet. No additional fencing is proposed on top of the retaining wall. The CG zoned property to the north is currently undeveloped. It appears there would be enough room between the driveway and property line to provide 2 tiered retaining walls with a 3 foot horizontal offset to not exceed the maximum retaining wall height. Another option would be adding a fence on top of the retaining wall that is 85% open which would allow a retaining wall to be greater than 3 feet in height. Given that there are other viable options besides granting the waiver, staff recommends denial of this request.

##### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The overall design of the building incorporates the 4 sided architectural standards. The building facades are articulated through the use of balconies, shade elements, covered entrances, and a variable roofline with a vertical elevation change of at least 2 feet for every 50 feet. The design provides a main building entrance with a roofed structure next to the garage entrance which faces Maule Avenue. There are additional pedestrian entrances with canopies on Gagnier Boulevard and Agilysys Way as well as on the north side of the building which all directly link to the public sidewalk along the surrounding streets providing connectivity. Decorative lighting is proposed at all building entrances. Open space is provided in accordance with the design standards and includes an outdoor pool, dog park, and other active and passive recreation areas.

Two through-access drives are provided which connect Gagnier Boulevard with Agilysys Way as well as the parking garage. The parking garage is surrounded by the apartment building and is therefore, not visible from the streets except for the entrance facing Maule Avenue.

Staff finds the proposed multi-family residential development complies with Master Plan Policy 6.2.1 which encourages the design and intensity of new development to be compatible with established neighborhoods and uses in terms of its height, scale, and overall mix use uses. The proposed development is consistent and compatible with the multi-family development to the west. Therefore, staff can support this request.

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

#### Waiver of Development Standards #2

Staff has no objection to the reduced throat depths for the commercial driveways on Gagnier Boulevard, Maule Avenue and Agilysys Way. The 3 driveways should see equal use, mitigating potential impacts from the reduced throat depths.

### **Department of Aviation**

APN 176-04-201-022 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. 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.

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

### **Staff Recommendation**

Approval of waivers of development standards #2a, #2b, and #2c, and the design review; denial of waiver of development standards #1. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2025 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:

- 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;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### **Department of Aviation**

- Compliance with most recent recorded airport-related deed restrictions for APN 176-04-201-022.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0337-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** NRP GROUP, LLC

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGS,  
NV 89135

DRAFT



# Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 176-04-201-011 & 012 and 022

PROPERTY ADDRESS/ CROSS STREETS: Gagnier and Maule

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone change to allow for a multi family development

### PROPERTY OWNER INFORMATION

NAME: GK Acquisitions, LLC  
ADDRESS: 1980 Festival Plaza Dr, # 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### APPLICANT INFORMATION

NAME: NRP Group, LLC  
ADDRESS: 1228 Euclid Avenue, 4th floor  
CITY: Cleveland STATE: OH ZIP CODE: 44115 REF CONTACT ID # n/a  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Bob Gronauer  
ADDRESS: 1980 Festival Plaza Dr. #650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674  
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

\*Correspondent will receive all project communication

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

Robert Torres  
Property Owner (Signature)\*

Robert Torres  
Property Owner (Print)

7-10-24  
Date

<input type="checkbox"/> AD	<input type="checkbox"/> AP	<input type="checkbox"/> EL	<input type="checkbox"/> F (U)	<input type="checkbox"/> SA	<input type="checkbox"/> S	<input checked="" type="checkbox"/> M
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APPLICANT	<u>WS-24-0582</u>	DATE	<u>RE</u>
ISSUED	<u>12-3-24</u>	DATE	<u>10-14-24</u>
APPROVED	<u>1-8-25</u>	FEE	<u>\$ 1800.00</u>
LOCATION	<u>SPRING VALLEY</u>	DATE	<u>11-12-24</u>



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-04-201-011 & 012 and 022

PROPERTY ADDRESS/ CROSS STREETS: Gagnier and Maule

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone change to allow for a multi family development

### PROPERTY OWNER INFORMATION

NAME: Gragson Family Management Trust, etal

ADDRESS: 11665 SUMMIT CLUB DR # 206

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

### APPLICANT INFORMATION

NAME: NRP Group, LLC

ADDRESS: 1228 Euclid Avenue, 4th floor

CITY: Cleveland

STATE: OH

ZIP CODE: 44115

REF CONTACT ID # n/a

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

TELEPHONE: 702-792-7000

CELL 702-792-7048

EMAIL: apierce@kcnvlaw.com

\*Correspondent will receive all project communication

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

[Signature]  
Property Owner (Signature)\*

Robert Torres  
Property Owner (Print)

7-10-24  
Date

<input type="checkbox"/> A	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> F (F)	<input type="checkbox"/> S (S)	<input type="checkbox"/> O (O)	<input checked="" type="checkbox"/> V
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WS-24-0582  
12-3-24  
1-8-25  
SPRING VALLEY

NR  
10-14-24  
FEE \$ 1800.00

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE  
[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)  
D: 702.693.4215

October 10, 2024

**VIA EMAIL**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

**Re: *Justification Letter – Design Review, and Related Waivers***  
***NRP - APNs: 176-04-201-011, 012, & 014***

To Whom It May Concern:

Please be advised our office represents NRP (the “Applicant”) in the above-referenced matter. The Applicant looking to develop approximately 7.82 acres of property located at the northeast corner of Maule Avenue and Gagnier Boulevard. The property is more particularly described as APNs: 176-04-201-011, 012, & 022 (collectively the “Site”). The Applicant is proposing to develop a multi-family development. In addition to the design review for the multi-family development and associated waivers, the Applicant is requesting a zone change from RS20 and IP to RM50. Also, submitted concurrently with this request, the Applicant is requesting a master plan amendment from Business Employment (BE) to Urban Neighborhood (UN).

**Design Review Multi-Family Development:**

The Applicant is proposing to develop a 390-unit luxury multi-family project on the Site. The proposed density is approximately 49.9 dwelling units per acre which is permitted in the RM50 zoned district. The Applicant is build one (1) multi-family building wrapped around a parking garage. The building will be four-stories at a height of approximately 55-feet. Like the proposed density, the proposed buildings’ heights are within the maximum allowed height of 75-feet under the RM50 design standards. The bedroom mix is as follows: 212 one-bedroom units, 152 two-bedroom units, and 26 three-bedroom units.

Access to the Site will be from a main drive-aisle across the northern portion of the Site connecting Gagnier Boulevard to Agilysys Way. Access to the northern portion of the garage is from this main drive-aisle. A second access point to the Site is from the south and from Maule Avenue leading directly into the garage. The four-story building will be located on the south of drive aisle. The Site complies with parking by providing 604 parking spaces where 604 parking spaces are required.

The development will provide both indoor and outdoor amenities. A pool, courtyard, and outdoor kitchen will be located on the north half of the Site. A second interior courtyard will be located on the south half of the Site. Along the eastern portion of the Site will be a dog park. The Site is exceeding the open space requirement by providing 50,436 square feet of open space where 36,900 square foot of open space is required. Other on-Site amenities will include:

PLANNER COPY WS-24-0582

LAS VEGAS • RENO • CARSON CITY

- Business Center
- Social Gathering Area
- Clubhouse featuring full cardio and strength training facility

Further, Title 30 requires the Applicant to achieve five (5) sustainability points for multi-family residential developments, which the Applicant has met in the following ways:

- 30.04.05(J)(3)(i) – Provide at least 10% more trees than typically required by Title 30. Here, the development is providing 96 trees around the perimeter of the Site adjacent to public right-of-way and in parking areas where 84 trees are required. This is greater than 10%. **(1 point)**
- 30.04.05(J)(3)(ii) – Provide 95% or more of all required landscaping with plants that have very low or low water needs. Here, the proposed landscaping is 100% very low or low water needs. **(1 point)**
- 30.04.05(J)(3)(iii) – Exceeding the base width requirements by 10% equals ½ point. Here, the proposed landscape width along Agilysis Way is greater the 10%. **(1/2 point)**
- 30.4.05(J)(3)(vi) – Landscaping for Energy Conservation and Solar Gains. Here, the landscaping design provided plant material on the south and west sides of the building. **(1/2 point)**
- 30.04.05(J)(4)(i) – Cool Roof. Here, the proposed building design provided a solar reflectance index (SRI) is equal to or greater than 78. **(1 point)**
- 30.04.05(J)(4)(ii)(c)(3) – Provide a minimum floor-to-ceiling height of 9 feet on all floors to facilitate natural ventilation. Here, the proposed building design provides 9-foot floor to ceiling on floors. **(1/2 point)**.
- 30.04.05(J)(4)(ii)(c)(6) – Shade Device/Awnings. Shade devices such as an awning are provided above all the building entrances. **(1/2 point)**

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

1. Increase height of retaining wall to 3.5 feet along the northwest portion of the Site where 3 feet is the maximum height per 30.04.04C.2. This is a slight increase from the maximum height and it will not negatively impact the site or surrounding property.
2. The Applicant further requests a waiver for reduced throat depth at the Site. The required minimum throat depth is 150 feet. The throat depth along Gagnier Boulevard is 19.29 feet,

along Maule Avenue it is 117.52 feet and along Agilysis Way is 33.82 feet. The reduced throat depths will not negatively impact the Site. Residents and guests will be able to access the Site from three different access points which will reduce traffic in each area and mitigate the concern for stacking in the right-of-way.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL

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

Anthony J. Celeste

AJC/jmd





12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0569-TPG/CORE ACQUISITIONS, LLC:

**VACATE AND ABANDON** a portion of a right-of-way being Durango Drive located between Maule Avenue and Badura Avenue within Spring Valley (description on file). MN/mh/kh (For possible action)

RELATED INFORMATION:

**APN:**

176-04-301-001

**LAND USE PLAN:**

SPRING VALLEY - URBAN NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Durango Drive along the west side of the site. The applicant states that the vacation is necessary to accommodate the required detached sidewalk.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-24-400051 (WS-0793-16)	Fourth extension of time for a multi-family residential development	Approved by BCC	June 2024
VS-22-0566	Vacated and abandoned easements	Approved by PC	December 2022
ET-22-400021 (WS-0793-16)	Third extension of time for a multi-family residential development	Approved by BCC	April 2022
VS-19-0996	Vacated and abandoned easements - expired	Approved by BCC	February 2020
ET-19-400172 (WS-0793-16)	Second extension of time for a multi-family residential development	Approved by BCC	April 2020
ADET-19-900191 (WS-0793-16)	First administrative extension of time for a multi-family residential development	Approved by ZA	April 2019

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0793-16	Increased building height and allowed alternative landscaping, waived conditions of a zone change for detached sidewalks and enhanced landscaping, design review for a multi-family development, and increased finished grade	Approved by BCC	April 2017
ZC-0146-12	Reclassified 10.5 acres of the site from R-E and C-2 to R-4 zoning for a multi-family residential development	Approved by BCC	May 2012
CP-0979-11 (PA-0011-11)	Amendment to the Spring Valley Land Use Plan designating the subject parcels to Residential Urban Center	Adopted by BCC	March 2012

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CC	UnCommons mixed-use
South	Business Employment	CG	Shopping center
East	Urban Neighborhood (greater than 18 du/ac)	RM32	Undeveloped
West	Entertainment Mixed-Use	CR (Rhodes Ranch PC)	Durango Hotel & Casino

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for detached sidewalks.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.

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

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

- Right-of-way dedication to include 30 feet for Maule Avenue and associated spandrels;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Badura Avenue improvement project; 90 days to record said separate document for the Badura Avenue improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No comment.

#### **Fire Prevention Bureau**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TPG/CORE ACQUISITIONS, LLC

**CONTACT:** LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,  
STE. 650, LAS VEGAS, NV 89135



VS-24-0569



# Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 176-04-301-001

PROPERTY ADDRESS/ CROSS STREETS: Northeast corner of South Durango Drive and Badura Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Right-of-Way

### PROPERTY OWNER INFORMATION

NAME: TPG/CORE (DURANGO & BADURA) ACQUISITIONS LLC  
ADDRESS: 112 North Curry Street  
CITY: Carson City STATE: NV ZIP CODE: 89703  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: N/A

### APPLICANT INFORMATION

NAME: TPG/CORE (DURANGO & BADURA) ACQUISITIONS LLC  
ADDRESS: 112 North Curry Street  
CITY: Carson City STATE: NV ZIP CODE: 89703 REF CONTACT ID # N/A  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: N/A

### CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell - Bob Gronauer  
ADDRESS: 1980 Festival Plaza Drive, Ste.  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # N/A  
TELEPHONE: 702-792-7000 CELL 702-792-7031 EMAIL: LGreen@kcnvlaw.com

\*Correspondent will receive all project communication

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

[Signature]  
Property Owner (Signature)

Ken Picerno  
Property Owner (Print)

2/13/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-24-0569  
PC MEETING DATE 12-3-24  
BCC MEETING DATE \_\_\_\_\_  
TAB/CAC LOCATION Spring Valley

ACCEPTED BY MH  
DATE 10-9-24  
Fees \$1,200

DATE 11-12-24

VS-24-0289

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



LEXA D. GREEN  
[lgreen@kcnvlaw.com](mailto:lgreen@kcnvlaw.com)  
D: 702.792.7000

August 26, 2024

**VIA ONLINE SUBMITTAL**

**CLARK COUNTY COMPREHENSIVE PLANNING**  
500 S. Grand Central Parkway, 1st Floor  
Las Vegas, NV 89106

**Re: *Justification Letter – Vacation of Right-of-Way***  
***TPG/Core (Durango & Badura) Acquisitions, LLC***  
***APNs: 176-04-301-001***

To Whom It May Concern:

Please be advised this firm represents TPG/Core (Durango & Badura) Acquisitions, LLC in the above reference matter. On behalf of TPG/Core (Durango & Badura) Acquisitions, LLC, we are submitting this application to request a vacation on the east side of South Durango Drive between West Maule Avenue and West Badura Avenue.

By way of background, on April 27, 2017, the Clark County Board of County Commissioners (“BCC”) approved a design review, waiver of conditions, and waiver of development standards to allow for a multi-family residential development (WS-0793-16). Subsequently, four (4) extensions of time have been approved for WS-0793-16 (ADET-19-900191, ET-19-40017, ET-22-400021 and ET-24-400051).

Application ET-24-400051 included a condition of approval that requires detached sidewalks along the east side of South Durango Drive, between West Maule Avenue and West Badura Avenue. TPG/Core (Durango & Badura) Acquisitions, LLC requests to vacate a five-foot portion of the right-of-way to allow for the development of detached sidewalks as required by the condition of approval.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Lexa D. Green

LDG/ldg

VS-24-0589

August 26, 2024  
Page 2

KAEMPFER

CROWELL





C

12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0549-BURGER TERRY E & JANE D FAMILY TRUST & BURGER TERRY E TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for a proposed accessory structure in conjunction with an existing single-family residence on 0.20 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the east side of Red Rock Street and the north side of Saddle Avenue within Spring Valley. JJ/tpd/kh (For possible action)

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RELATED INFORMATION:

**APN:**

163-13-416-004

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the interior side setback to 3 feet for a proposed accessory structure where 5 feet is required per Section 30.02.06 (a 40% reduction).
- b. Reduce the rear setback to 3 feet for a proposed accessory structure where 5 feet is required per Section 30.02.06 (a 40% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3982 Red Rock Street
- Site Acreage: 0.20
- Project Type: Accessory structure (shade structure)
- Building Height (feet): 9 (shade structure)
- Square Feet: 128 (shade structure)/1,714 (primary dwelling)

**Site Plan**

The plan depicts an existing single-family residence with access off Red Rock Street. There is a proposed accessory structure (shade structure) in the northeast corner of the parcel that will be placed over the existing hot tub. The accessory structure will be triangular with one post 3 feet from the north property line, another post is 3 feet from the east property line, and a third post 19 feet from the north and east property lines. A triangular shaped fabric cover will be supported by all 3 posts.

Landscaping

There is no new landscaping proposed with this request.

Elevations

The plans depict a proposed accessory structure that is supported by 3 posts. The posts are used to support a shade fabric that is 16 feet long on the west and south sides, while the northeast side is 23 feet long. The posts are 6 inch round structural steel that are silver in color. The overall height will be 9 feet.

Applicant's Justification

The applicant states that they would like to construct a shade structure over the existing hot tub. There is an active building permit (BD24-33513) that requires the approval of this waiver request. No changes are being proposed to the existing landscaping and the applicant acknowledges that the accessory structure will not match the primary dwelling.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-1012-01	Reduced the separation for an accessory structure (shed) from primary dwelling	Approved by PC	September 2001
SC-1506-94	Street name change for a portion of right-of-way and street alignment from Redrock Street and Red Rock Street to Red Rock Street	Approved by BCC	December 1994

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

Staff believes that the proposed accessory structure will not have a negative impact on the surrounding area. The scope of the project is small in nature and aligns with Policy 3.6.1 of the Master Plan. The purpose of this policy is to mitigate the urban heat island effect by encouraging development that will provide shade. Furthermore, the structure is not required to be compatible with the primary dwelling per Section 30.04.05D.7. Therefore, staff can support this request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

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

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

**APPLICANT:** MATTHEW LANE  
**CONTACT:** MATTHEW LANE, PROFICIENT PATIOS, 3310 S. VALLEY VIEW BOULEVARD, LAS VEGAS, NV 89102





# Department of Comprehensive Planning Application Form

6

ASSESSOR PARCEL #(s): 6313416004

PROPERTY ADDRESS/ CROSS STREETS: 3442 Red Rock St

### DETAILED SUMMARY PROJECT DESCRIPTION

Install a 16'x16'x22.5' freestanding canvas awning.

### PROPERTY OWNER INFORMATION

NAME: Terry Burger  
ADDRESS: 3442 Red Rock St  
CITY: Las Vegas STATE: NV ZIP CODE: 89103  
TELEPHONE: 702-245-5432 CELL \_\_\_\_\_ EMAIL: terjaburger@cox.net

### APPLICANT INFORMATION (must match online record)

NAME: Terry Burger  
ADDRESS: 3442 Red Rock St  
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-245-5432 CELL \_\_\_\_\_ EMAIL: terjaburger@cox.net

### CORRESPONDENT INFORMATION (must match online record)

NAME: Jewica Lane  
ADDRESS: 3710 Valley View Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-254-0174 CELL \_\_\_\_\_ EMAIL: runner@proficientparties.com

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

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

Terry Burger  
Property Owner (Signature)

TERRY E BURGER  
Property Owner (Print)

08-23-2024  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0549  
PC MEETING DATE 12/03/24  
BCC MEETING DATE \_\_\_\_\_  
TAB/CAC LOCATION Spring Valley

ACCEPTED BY Tyler (tpd)  
DATE 10/2/24  
FEES \$500.00

DATE 11/12/24



RE: APR24-100996

To Whom It May Concern:

We are requesting a waiver of development standards to build fabric awning with a 3 ft setback where 5 ft is required per 30.02.06 on residence 3982 Red Rock St, Las Vegas, NV 89103. The property owner wants to build fabric awning over their existing hot tub area. The awning will be triangular, 16 ft by 16 ft by 22 ½ ft (128 sq ft). The awning will be 3 ft away from the rear and side property lines. This is to provide shade over the homeowner's hot tub. There is no HOA. We have an active building permit BD24-33513 that requires this waiver. The existing landscaping will not be changed. The single-family residence has the required two parking spaces. The applicant acknowledges that the shade structure will not be made of similar building materials or have the same color as the primary dwelling.

Thank you,

  
Angela Mildenberger

12/03/24 PC AGENDA SHEET

**PUBLIC HEARING**

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

**WS-24-0552-DENSHA HOLDINGS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following 1) reduce setbacks; and 2) reduce separation for existing accessory structures in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the north side of Katella Avenue and the east side of Solana Street within Spring Valley. MN/tpd/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

163-26-611-041

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the side street setback for an addition to 4 inches where 10 feet is required per Section 30.02.06 (a 97% reduction).
- b. Reduce the interior side setback for accessory structures to 6 inches where 5 feet is required per Section 30.02.06 (a 90% reduction).
- c. Reduce the side street setback for an accessory structure to 4 inches where 5 feet is required per Section 30.02.06 (a 93% reduction)
2. a. Reduce separation between a carport and the single-family dwelling to 6 inches where 6 feet is required per Section 30.02.06 (a 92% reduction)
- b. Reduce separation between a shed and the single-family dwelling to 4 feet 8 inches where 6 feet is required per Section 30.02.06 (a 22% reduction)

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6266 Katella Avenue
- Site Acreage: 0.17
- Project Type: Accessory Structures
- Building Height (feet): 7 (carport)/9 (shed 1)/8.5 (sheds 2,3, and 4)/13.5 (addition)
- Square Feet: 300 (carport)/50 (shed 1)/64 (shed 2)/24 (shed 3)/96 (shed 4)/360 (addition)

### Site Plan

The plans depict an existing single-family residence with access off Katella Avenue. There are 4 existing accessory structures (carport, shed 2, shed 3, & shed 4) on the east side of the property and all are 6 inches from the east property line. The carport is 25.5 feet from the front property line, 6 inches from the primary dwelling, and 4 feet south of shed 4. Shed 4 is 4.5 feet from the primary dwelling and 4 inches south of shed 3. Shed 3 is 8 feet from the primary dwelling and 4 inches south of shed 2. The addition is on the west side of the parcel, 4 inches from the west property line. The addition and Shed 1 are on the west side of the house. Shed 1 is 6 inches north of the addition and 4 inches from the west property line. There is a swing gate directly in front of the addition that provides access for the applicant's equipment.

### Landscaping

No additional landscaping is proposed with this request.

### Elevations

The photos depict a single-story residence constructed of a white stucco exterior with blue trim. The roof is pitched with grey asphalt shingles. Swing gates on the east and west sides provide access to the carport and addition. Sheds 2, 3, and 4 are constructed of grey plastic resin with a pitched roof. These sheds are 2.5 feet above the height of the east side wall, visible from the adjacent neighbor to the east. Shed 1 is constructed of white plastic resin with a pitched roof. The height of this shed is 1 foot above the west side wall and is visible from the adjacent right-of-way along Solana Street. The photos depict various equipment being stored within the sheds and addition. The carport is constructed of different materials than the primary dwelling, including sheet metal, but has similar colors to the primary dwelling. The carport is 7 feet in height and has a pitched roof. The addition is 13.5 feet in height, with similar materials and color as the primary dwelling. There is a roll-up door on the north side of the addition which provides access to the rear of the property. In addition to the swing gate on the west side of the primary dwelling, there is a swing gate directly in front of this access point. Therefore, there are 2 gates on the west side of the primary dwelling, 1 for the perimeter wall, and 1 for the addition. There is a swing gate in the front of the carport and a swing gate at the rear of the carport. There are also 2 gates on the east side of the primary dwelling for the carport.

### Floor Plans

The plans depict an existing carport that is 300 square feet and open on the north, south, and west sides of the structure. In addition, shed 1 is 50 square feet, shed 2 is 64 square feet, shed 3 is 24 square feet, and shed 4 is 96 square feet. The addition is 360 square feet.

### Applicant's Justification

The applicant states that they have constructed a carport on the east side of their primary dwelling to protect their vehicles from the elements. There are sheds on the east side of the property, behind the carport that are being used to store various items and equipment. There is an addition to the primary dwelling on the west side of the building. This structure has been built to provide additional storage for the applicant's equipment. The applicant feels that this request is more than appropriate because there are similar structures throughout the surrounding area.



**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0119-16	Setbacks for a patio cover. NOTE: The patio cover has been converted to an addition and is part of the current application	Approved by PC	July 2016

**Surrounding Land Use**

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

**Clark County Public Response Office (CCPRO)**

CE24-20236 is an active Code Enforcement case for accessory structures that do not meet setback requirements.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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

The carport and addition have been painted to match the primary dwelling. The addition is also constructed of similar materials as the primary dwelling. The sheds are small in nature, less than 200 square feet, and the adjacent neighbor to the east has provided a letter of support for the request. However, staff does not support requests to reduce setbacks and separation for safety and aesthetic purposes. Additionally, not all of the structures are compatible with each other in building materials and color. Staff believes that this difference will visually impact the residents of the surrounding area. Therefore, staff cannot support this request.

**Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

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

- No comment.

### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:** 1 letter for approval

**PROTESTS:**

**APPLICANT:** DENSHA HOLDINGS, LLC

**CONTACT:** DENSHA HOLDINGS, LLC, 6266 KATELLA AVENUE, LAS VEGAS, NV  
89118



# Department of Comprehensive Planning Application Form

9

ASSESSOR PARCEL #(s): 163-26-611-041

PROPERTY ADDRESS/ CROSS STREETS: 6266 Katella Ave Las Vegas, NV 89118

### DETAILED SUMMARY PROJECT DESCRIPTION

Construct free standing carport

### PROPERTY OWNER INFORMATION

NAME: Densha Holdings LLC  
ADDRESS: 6266 Katella Ave  
CITY: Las Vegas STATE: NV ZIP CODE: 89118  
TELEPHONE: 702 685 8297 CELL 702 413 2690 EMAIL: shala@thecream.com

### APPLICANT INFORMATION (must match online record)

NAME: Denie Hiestand  
ADDRESS: 6266 Katella Ave  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702 789 9706 CELL same EMAIL: denie@thecream.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Denie Hiestand  
ADDRESS: 6266 Katella Ave  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702 685 8297 CELL 702 789 9706 EMAIL: shala@thecream.com

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

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

[Signature]  
Property Owner (Signature)\*

Denie Hiestand  
Property Owner (Print)

Aug 14 / 24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0552  
PC MEETING DATE 12/03/24  
BCC MEETING DATE \_\_\_\_\_  
TAB/CAC LOCATION Spring Valley

ACCEPTED BY Tyler (td)  
DATE 10/3/24  
FEES \$900.00

DATE 11/12/24

**Denie Hiestand and Shala Mata,**

**Densha Holdings LLC.**

**6266 Katella Ave,**

**Las Vegas, NV, 89118.**

**Email, [denie@thecream.com](mailto:denie@thecream.com)**

**Ph. 702 789 9706**

**Clark County Comprehensive Planning Department,**

**500s Grand Central Parkway,**

**Box 551741,**

**Las Vegas, NV, 89155.**

**Justification letter re subject 24 – 100979.**

**Dear Sir / Madame.**

**This is an amendment to WS#2.**

**As in the original WS#2 appellation we ask for a Waiver of development standards for my man cave on the west end of our property to be 4 inches set back from the property wall, as per the original submitted WS#2.**

**This was required by Clark Country building dept when they required us to build a fire wall instead of the original Pole type structure. This was Buildings requirement to which we complied.**

**Also, in this request we ask for a Waiver for requirements to place my shed (shed #1) on the plan to allow us to place shed #1 within 4 inches from the man cave and 4 inches from the boundary wall. Our back section is very small, and it only fits in this place to keep the back yard usable and tidy (refer photo page 26). There is no combustible material stored in shed #1, only home tools etc. and it is built from steel, so no fire risk.**

**Also, pertaining to the Planning Dept concerns of ingress and egress to our property I now do not use the curb, either on the East side or the West side of our property, but rather the existing driveway to enter our property as per photo page 44. So please disregard photo page 43 as it is no longer relevant.**

**Thank You,**

**Denie Hiestand**

WS-24-0552  
JL

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12/04/24 BCC AGENDA SHEET

**PUBLIC HEARING**

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

**ET-24-400114 (NZC-21-0423)-B-R OVATION LIMITED PARTNERSHIP:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.35 acres from a CG (Commercial General) Zone to an RM50 (Residential Multi-Family 50) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) increase building height.

**DESIGN REVIEWS** for the following: 1) multi-family development; and 2) site modifications to a previously approved multi-family development on 6.99 acres in an RM50 (Residential Multi-Family 50) Zone.

Generally located on the east side of Grand Canyon Drive and the south side of Tropicana Avenue within Spring Valley (description on file). JJ/my/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

163-30-501-002; 163-30-518-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase wall height to 8 feet where 6 feet is the maximum permitted per Section 30.64.020 (a 33% increase).
2. Increase building height to 54 feet where 50 feet is the maximum permitted per Table 30.40-3 (an 8% increase).

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.35 (zone change)/6.99 (overall)
- Number of Units: 92 (APN 163-30-518-003)/174 (APN 163-30-501-002)/266 (overall)
- Density (du/ac): 39 (APN 163-30-518-003)/38 (APN 163-30-501-002)/38.5 (overall)
- Project Type: Multi-family development
- Number of Stories: Up to 4
- Building Height (feet): Up to 54
- Open Space Required/Provided: 9,200/10,700
- Parking Required/Provided: 448/450 (overall)

### History & Request

A 4 story multi-family development consisting of 174 dwelling units was approved via NZC-19-0886 by the Board of County Commissioners in February 2020 for APN 163-30-501-002 (east 4.64 acres). Waivers reducing the throat depth for the driveway along Tropicana Avenue to a minimum of 27 feet and an increase in building height up to 54 feet were also approved with the zone change. The previously approved waivers remain effective for APN 163-30-501-002.

NZC-21-0423 was approved in November 2021 to incorporate APN 163-30-518-003 (west 2.35 acres) into the previously approved development on the east parcel. This approval removed several parking spaces and landscape finger islands to accommodate the additional acreage.

### Site Plan

The approved plans depict a multi-family development situated on the 2.35 acre west parcel consisting of 92 dwelling units with a density of 39 dwelling units per acre. The overall density of the 2 parcels will be 38.5 dwelling units per acre. Access to the site is granted via 3 proposed cross access points along the east property line that connects to the previously approved multi-family development (NZC-19-0886) on the east parcel. Primary access to the east portion of the project site is granted via a previously approved driveway along Tropicana Avenue. No access to Grand Canyon Drive exists with this development. The building is set back 90 feet from the west property line, adjacent to Grand Canyon Drive; 73 feet from the south property line, meeting the required 2:1 setback when adjacent to the existing single-family residential development (the plans show an intense landscape buffer per Figure 30.64-12 as required by Figure 30.56-10); 28 feet from the east property line, adjacent to the previously approved multi-family development; and 58 feet from the north property line, adjacent to the undeveloped CG zoned parcel. The development requires 9,200 square feet of open space where 10,700 square feet of open space is provided. Open space is centrally located within the building consisting of a fitness area, social club, and patio area. A waiver of development standards to increase wall height to 8 feet along the south property line, adjacent to the existing single-family residential development, was approved. The increase in wall height will match the condition for an 8 foot high wall along the south property line of the previously approved multi-family development to the east. An existing 5 foot wide attached sidewalk is located adjacent to Grand Canyon Drive. The overall multi-family development, consisting of APN's 163-30-501-002 and 163-30-518-003, requires 448 parking spaces where 450 parking spaces are provided.

### Landscaping

The approved plans depict a 15 foot wide landscape area located behind an existing 5 foot wide attached sidewalk adjacent to Grand Canyon Drive. Twenty-four inch box trees are planted 30 feet on center within the street landscape area, including shrubs and groundcover. A 10 foot wide intense landscape buffer, consisting of 24 inch box large evergreen trees, is provided along the south property line adjacent to the existing single-family residential development. An 8 foot high decorative block wall is also located along the south property line. Parking lot landscaping is equitably distributed throughout the interior of the site. A condition was added to prevent the planting of pine trees along the southern boundary of the property adjacent to the single-family homes.

### Elevations

The 4 story multi-family residential building extends up to 54 feet in height, which necessitated a waiver of development standards. The 3 story portion of the building is set back 73 feet and the 4 story portion is set back approximately 100 feet from the south property line, adjacent to the existing single-family residential development. Exterior materials include a stucco exterior, decorative metal awnings, railings around balconies, and faux stone tiles. The mass of the building is reduced by off-set surface planes and parapet walls along the roofline at varying heights.

### Floor Plans

The approved plans depict 44, one bedroom units and 48, two bedroom units. Open space areas within the building feature a social club, fitness center, and patio area.

### Signage

Signage was not a part of the former request.

### Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0423:

#### Current Planning

- Resolution of Intent to complete in 3 years;
- Per site plan on file;
- No pine trees shall be planted along southern boundary adjacent to homes;
- 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;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0329-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Applicant's Justification

The applicant states they would like an extension of time to complete the project. They state this is their first request.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-21-0423	Reclassified the site to R-5 zoning to allow for multi-family housing	Approved by BCC	November 2021
NZC-19-0886	Reclassified a portion of the project site to R-5 zoning for a multi-family residential development	Approved by BCC	February 2020
VS-19-0887	Vacated patent easements and right-of-way	Approved by BCC	February 2020
WS-0821-02 (ET-0179-05)	First extension of time for alternative landscape and screening requirements in conjunction with a shopping center - expired	Approved by BCC	September 2005
VS-0664-03	Vacated various easements	Approved by PC	June 2003
WS-0821-02	Alternative landscape and screening requirements in conjunction with a shopping center - expired	Approved by BCC	August 2002
VS-0758-02	Vacated patent easements - recorded	Approved by PC	July 2002
TM-0221-02	1 lot commercial subdivision	Approved by PC	July 2002
ZC-0217-02	Reclassified the project site to C-1 and C-2 zoning for a future commercial development	Approved by BCC	April 2002

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	CG	Shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Corridor Mixed-Use	RS3.3	Single-family residential
West	Corridor Mixed-Use	CG	Retail center & undeveloped

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property.



Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds this is the applicant's first extension of time request. The applicant is not proposing any modifications to the proposed project. There have been no substantial changes in circumstances or regulations in regard to this project. Subsequent to the original approval, the applicant received approval of a traffic study (PW21-19966) and a drainage study (PW22-11025). Off-site improvement plans (PW22-11025) and a minor subdivision map (MSM-22-600014) were submitted in 2022, but the applicant has not submitted required revisions since the last comment was issued in June 2022. Since the applicant made some progress and the development remains appropriate for the site, staff can support the extension of time. It is imperative that the applicant shows more progress within the next 3 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 November 3, 2027 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that land use applications on APN 163-30-501-002 must remain active; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Compliance with previous conditions.

#### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: JANET GOYER**

**CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON  
BOULEVARD, SUITE 150, LAS VEGAS, NV 89135**

DRAFT

8



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-30-518-003

PROPERTY ADDRESS/ CROSS STREETS: West Tropicana Avenue & S. Grand Canyon Drive

**DETAILED SUMMARY PROJECT DESCRIPTION**

Extension of time for NZC-21-0423 approved at BCC on 11/3/21.

**PROPERTY OWNER INFORMATION**

NAME: B-R Ovation Limited Partnership  
ADDRESS: 10650 W. Charleston Blvd., #150  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702-990-2325 CELL 702-580-9036 EMAIL: jang@ovationco.com

**APPLICANT INFORMATION (must match online record)**

NAME: Ovation Contracting, Inc. -- Janet Goyer  
ADDRESS: 10650 W. Charleston Blvd., #150  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 249332  
TELEPHONE: 702-990-2325 CELL 702-990-2325 EMAIL: jang@ovationco.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Ovation Contracting, Inc. -- Janet Goyer  
ADDRESS: 10650 W. Charleston Blvd., #150  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 249332  
TELEPHONE: 702-990-2325 CELL 702-580-9036 EMAIL: jang@ovationco.com

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

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

Property Owner (Signature)\*

Reinier Santana  
Property Owner (Print)

9/23/2024  
Date

**DEPARTMENT USE ONLY:**

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

APPLICATION # (s) ET-24-400114  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 12/4/24  
TAB/CAC LOCATION Spring Valley

ACCEPTED BY MY  
DATE 10/24/24  
FEES \$1400  
\$1100

DATE 11/12/24

**PLANNER COPY**

ET-24-400114

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH  
[jlazovich@kcnvlaw.com](mailto:jlazovich@kcnvlaw.com)  
D: 702.792.7050

September 26, 2024

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

*Re: Justification Letter - Ovation Contracting, Inc.  
First Extension of Time for NZC-21-0423  
APNs: 163-30-501-002 and 163-30-518-003*

To Whom It May Concern:

Please be advised our office represents Ovation Contracting, Inc. (the "Applicant") in the above-referenced matter. By way of background, on November 3, 2021, the BCC approved NZC-21-0423 allowing for a zone change to RM50 (formerly R-5) and the development of 92 multi-family units on approximately 2.35 acres of property generally located on the east side of Grand Canyon Drive and just south of Tropicana Avenue. The property is more particularly described as APN: 163-30-518-003 (the "Site"). Immediately east of the Site is the Applicant's sister property (APN: 163-30-501-002). The BCC approved NZC-19-0886 and subsequently an extension of time, ET-23-400009 (NZC-19-0886), allowing for a zone change to RM50 (formerly R-5) and the development of 174 multi-family units on the sister property. The Site and the adjacent sister property essentially function as one project.

The Applicant is requesting a first extension of time for NZC-21-0423. An extension of time is appropriate for the following reasons:

- It is the first extension of time request.
- There have been no substantial changes in circumstances.
- An extension of time, ET-23-400009 (NZC-19-0886), was approved for the adjacent sister property, NZC-19-0886.

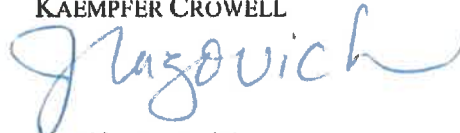
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ET-24-400114

Therefore, a first extension of time is appropriate. We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/ajc

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