



**Whitney Town Advisory Board  
Whitney Community Center  
5712 Missouri Ave.  
Las Vegas, NV. 89122**

March 31, 2022

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 Maureen Helm at 702-606-0747.
  - 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/WhitneyTAB>

Board/Council Members: Christopher Fobes, Chairperson  
Greg Konkin, Vice Chairperson  
Geraldine Ramirez  
Amy Beaulieu

Secretary: Maureen Helm, 702-606-0747, [mhelmtab@gmail.com](mailto:mhelmtab@gmail.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, [BVA@ClarkCountyNV.gov](mailto:BVA@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, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of

the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for January 27, 2022 and March 10, 2022 (For possible action)
- IV. Approval of the Agenda for March 31, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion)
- VI. Planning and Zoning
  1. **UC-22-0087-HABIBI DAVOOD:**  
**USE PERMITS** for the following: **1)** allow an accessory structure to exceed one-half of the footprint of the principal building; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive design standards on a 0.2 acre parcel in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Dodd Street, 300 feet northwest of Nevada Avenue within Whitney. JG/nr/syp (For possible action) **PC 4/19/22**
  2. **ET-22-400027 (WS-19-0607)-DIAMOND STEPHANIE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** reduced parking; **2)** reduced parking lot landscaping; **3)** reduced distance to call box; and **4)** trash enclosure separation.  
**DESIGN REVIEW** for a multiple family residential development on 1.8 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the east side of Stephanie Street and the south side of Hacienda Avenue (alignment) within Whitney. JG/bb/ja (For possible action) **BCC 4/20/22**
  3. **ET-22-400028 (VS-19-0882)-DIAMOND STEPHANIE, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** a portion of a right-of-way being Stephanie Street located between Hacienda Avenue and Duck Creek Flood Control Channel. Generally located on the east side of Stephanie Street and the south side of Hacienda Avenue (alignment) within Whitney (description on file). JG/bb/syp (For possible action) **BCC 4/20/22**
- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: April 14, 2022.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Whitney Community Center 5712 Missouri Ave.  
<https://notice.nv.gov>



## Whitney Town Advisory Board

March 10, 2022

### MINUTES

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Board Members: Christopher Fobes –Chair - **PRESENT**  
Greg Konkin - Vice Chair- **PRESENT**  
Amy Beaulieu-**PRESENT**  
Geraldine Ramirez-**PRESENT**

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

Town Liaison: Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

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I. Call to Order, Pledge of Allegiance, Roll Call,(see above) County Staff Introduction

Lorna Phogley; Planning, Blanca Vazquez; Town Liaison,  
Alvaro Lozano; Community Services Specialist

The meeting was called to order by Fobes at 6:00 p.m.

II. Public Comment  
**None**

III. Approval of December 30, 2021 Minutes  
**Minutes were not approved. Approval held to the March 31, 2022 TAB meeting**

IV. Approval of Agenda for March 10, 2022

**Moved by: Ramirez**  
**Approve as submitted**  
**Vote: 4-0 Unanimous**

V. Informational Items (for discussion)  
**Movie in the park March 12, 2022 6:00pm 4775 McLeod Drive**

VI. Planning and Zoning



1. **WS-22-0084-UNDA INVESTMENTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) screening mechanical equipment; 2) alternative landscaping; and 3) alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) vehicle sales facility; and 2) alternative parking lot landscaping on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Boulder Highway and English Avenue within Whitney. JG/al/jo (For possible action)  
PC 4/15/22

**MOVED BY: Konkin**

**APPROVE subject to IF approved staff conditions**

**ADDED Conditions**

- **Move mechanical equipment to the east side of building**
- **Plant 1 tree to screen mechanical equipment**
- **Plant 4 20 foot on center trees along the south side of property**
- **Plant 3 20 foot on center trees along the east side of property**

**VOTE: 3-0**

**Ramirez against**

- VII. General Business (for possible action)  
**None**

- VIII. Public Comment  
**None**

- IX. Next Meeting Date  
**The next regular meeting will be March 31, 2022.**

- X. Adjournment  
**The meeting was adjourned at 6:40 p.m.**

04/19/22 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

DODD ST/NEVADA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0087-HABIBI DAVOOD:**

**USE PERMITS** for the following: 1) allow an accessory structure to exceed one-half of the footprint of the principal building; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive design standards on a 0.2 acre parcel in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Dodd Street, 300 feet northwest of Nevada Avenue within Whitney. JG/nr/syp (For possible action)

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RELATED INFORMATION:

**APN:**

161-27-210-010

**USE PERMITS:**

1. Increase the area of a proposed accessory structure (metal building) to 1,392 square feet where a maximum area of 435 square feet (50% of the footprint of the principal structure) is permitted per Table 30.44-1 (a 220% increase).
2. Allow an accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
3. Allow non-decorative metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2A.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5930 Dodd Street
- Site Acreage: 0.2 (7,405 square feet)
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,392

Site Plan

The site plan shows an existing 870 square foot duplex with a 1,392 square foot metal building (garage) in the rear yard. A 6 foot high fence is located along the north and south sides of the site with a 6 foot high block wall in the rear yard. A 14 foot wide metal gate is located outside of the 20 foot front setback and a 4 foot high metal fence with block columns is located in the front yard. The site is accessed from Dodd Street.

Landscaping

No changes are proposed or required as part of this application.

Elevations

The photos indicate an existing metal building that is 14 feet in height, 29 feet wide, 49 feet long with non-decorative metal siding, 1 roll-up door, and has a pitched roofline.

Floor Plans

The photos show a 1,392 square foot metal building with an open floor plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the existing metal building is for the storage of personal vehicles.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0960-08	Overhead powerlines (subject parcel was included in the application)	Approved by PC	November 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 18 du/ac)	R-2	Undeveloped & single family residential
East	Mid-Intensity Suburban Neighborhood (up to 18 du/ac)	R-1	Single family residential
West	Corridor Mixed-Use (less than 18 units/acre)	C-2	Vehicle repair & paint and body shop

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

There is an active CCPRO violation, CE21-07128, for building without a permit.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

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

Staff reviews use permit requests to ensure compatibility with the existing and planned development in the area. The existing metal building is not to scale with the size of the lot and is not common in the surrounding area. Although the metal building is painted a neutral color and meets setbacks, the applicant has not proposed any mitigation measures to lessen the impact of the metal building on neighboring properties. Staff finds the metal building is not appropriate based on the size and scale of the structure in relation to the surrounding area; therefore, cannot support the 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:**

#### **Current Planning**

If approved:

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

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

- 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:** DAVOOD HABIBI  
**CONTACT:** ROYA KHAVARI, 1171 PRADO DEL REY, LAS VEGAS, NV 89141

DRAFT

APR 21-101413



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>UC-22-0087</u> DATE FILED: <u>2/14/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>3/31/22</u> PC MEETING DATE: <u>4/19/22</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$1175</u>
	<b>PROPERTY OWNER</b> NAME: <u>DAVOOD HABIBI</u> ADDRESS: <u>5930 DODD ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>7025019110</u> CELL: <u>7025019110</u> E-MAIL: <u>INFO@PARSMOBILETINTING.COM</u>
	<b>APPLICANT</b> NAME: <u>DAVOOD HABIBI</u> ADDRESS: <u>5930 DODD ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>7025019110</u> CELL: <u>7025019110</u> E-MAIL: <u>INFO@PARSMOBILETINTING.COM</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>ROYA KHAVARI</u> ADDRESS: <u>11171 PRADO DEL REY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>7024670209</u> CELL: <u>7024670209</u> E-MAIL: <u>ROYA@THEKHAVARIGROUP.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16127210010

PROPERTY ADDRESS and/or CROSS STREETS: 5930 DODD STREET LAS VEGAS NV 89122 BOULDER HWY AND WHITNEY

PROJECT DESCRIPTION: DETACHED GARAGE/STORAGE

(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)\*

DAVOOD HABIBI  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/26/2022 (DATE)

By Davood Habibi

NOTARY PUBLIC:

MONICA MILLER  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 07-06-23  
Certificate No: 15-2819-1

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

11-08-2021

JUSTIFICATION LETTER

**PLANNER  
COPY**

UC-22-0087

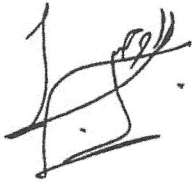
TO ZONING DEPARTMENT,

WE WOULD LIKE TO GET PERMITTED TO KEEP OUR GARAGE/STORAGE UNIT ON PREMISES. WE HAVE OUR OWN PERSONAL CARS/TRUCKS AND ITEMS WE WOULD LIKE TO KEEP STORED IN THE UNIT. THE DUPLEX WAS CONVERTED IN 1955 AND IS 966 SQ FT. THE UNIT IS 1500 SQ FT AND ONLY HAS ELECTRICAL IT HAS NO PLUMBING.

LAND USE APPLICATIONS WAIVER OF CONDITIONS AND USE PERMIT.

OWNER BUILDER

DAVOOD HABIBI

A handwritten signature in black ink, appearing to read 'Davood Habibi', with a stylized flourish at the end.

04/20/22 BCC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL  
(TITLE 30)

STEPHANIE ST/HACIENDA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-22-400027 (WS-19-0607)-DIAMOND STEPHANIE, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) reduced parking; 2) reduced parking lot landscaping; 3) reduced distance to call box; and 4) trash enclosure separation.

**DESIGN REVIEW** for a multiple family residential development on 1.8 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the east side of Stephanie Street and the south side of Hacienda Avenue (alignment) within Whitney. JG/bb/ja (For possible action)

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RELATED INFORMATION:

APN:  
161-27-301-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the required parking to 88 spaces where 99 spaces are required per Table 30.60-1 (a 11% reduction).
2. Reduce parking lot landscaping fingers to allow separation of more than 6 spaces per Figure 30.64-14.
3. Reduce the distance to an entry gate call box to 50 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).
4. Reduce the trash enclosure setback to 20 feet where 50 feet is required from residential development per Section 30.56.120 (a 40% reduction).

**LAND USE PLAN:**  
WHITNEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

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

General Summary

- Site Address: 5366 Stephanie Street
- Site Acreage: 1.8 (net)/2.68 (gross)
- Number of Lots/Units: 60
- Density (du/ac): 22.4
- Project Type: Multiple family residential development
- Number of Stories: 3
- Building Height (feet): 35



- Open Space Required/Provided (square feet): 6,000/6,008
- Parking Required/Provided: 99/88

#### Site Plans

The plans depict a narrow, rectangular parcel on the east side of Stephanie Street, north of the Duck Creek Flood Control Channel, which is intended for a multiple family development consisting of 60 units distributed among 2, three story buildings. The building footprints are similar and are each between 220 feet and 240 feet in length and positioned in a north/south orientation. Building 1 is located on the south half of the property and is proposed for 36, one bedroom units. Building 2 is located on the north half of the property and is proposed for 24, two bedroom units. The plans depict an access point from the south end of the property with an exit only near the north property line. The property is shown with a total of 88 parking spaces distributed north to south adjacent to the interior driveway and along the southern property line. The buildings are arranged with a central open court that includes landscaping and a swimming pool. A setback waiver was requested with the original application but later withdrawn.

#### Landscaping

The streetscape along Stephanie Street consists of a 15 foot wide area of street landscaping which includes a detached sidewalk. Parking lot landscaping does not comply with Title 30 and requires a waiver to allow reduced landscape fingers. A total of 6,008 square feet of open space is provided and distributed throughout the development and consists of passive common areas around the buildings. A landscape buffer is not able to be planted along the east boundary adjacent to an existing multiple family development, due to the required fire lane, parking, and proposed buildings. A waiver for a fence located in the landscaping area was included with the original application, but later withdrawn.

#### Elevations

The plans depict a single building type that is 3 stories and 35 feet high with flat roofs and accent metal siding pop-outs and window treatments. The buildings consists of painted cement plaster with numerous return walls on the east façade, mini-balconies, and projecting fascia with painted horizontal siding. The depicted colors will consist of earth tone wall finishes.

#### Floor Plans

The plans show a mix of 1 and 2 bedroom units with 36 units depicted as 1 bedroom and 24 units depicted as 2 bedrooms. The 1 bedroom units are shown at 615 square feet and the 2 bedroom units are shown at 932 square feet of floor area.

#### Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0607:

#### Current Planning

- Per revised plans;
- Work with Las Vegas Metropolitan Police Department on installation of security cameras and surveillance operations for the exterior of the structure;
- On street parking shall be provided per revised plans submitted on January 22, 2020;

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

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Post signage and pavement markings per the Uniform Standard Drawings indicating that the northern driveway is exit only;
- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division.
- Applicant is advised that the sight visibility zones shown on the plans are drawn incorrectly and must comply with the Uniform Standard Drawings; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

#### Department of Aviation

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

#### Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0427-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting the extension of time to make-up for lost time associated with the Covid-19 complications and review processing difficulties. Despite the difficulties, the applicant has been able to obtain approvals for drainage, traffic, and water network analysis. Civil improvement plans for Clark County, Fire, Water Reclamation, Water District, NV Energy, Century Link, and Southwest Gas are at the mylar stage of review prior to approval. Building construction documents are approximately 30% complete.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0607	Reduced setbacks, parking, landscaping, trash separation, and fence in landscape area	Approved by BCC	January 2020
ZC-0833-15	Reclassified from R-1 to R-4 zoning for a 40 unit multiple family residential development	Approved by BCC	January 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Mini-warehouse development
East	Urban Neighborhood (greater than 18 du/ac)	R-3	Multiple family residential
South	Public Use & Business Employment	M-1	Duck Creek Flood Control Channel
West	Urban Neighborhood (greater than 18 du/ac) & Public Use	R-3 & R-1	Multiple family residential & Duck Creek Flood Control Channel

**Related Applications**

Application Number	Request
ET-22-400028 (VS-19-0882)	An extension of time for a vacation and abandonment of right-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

significant progress including obtaining approvals for drainage, traffic, and water network analysis. Civil improvement plans for Clark County, Fire, Water Reclamation, Water District, NV Energy, Century Link, and Southwest Gas are at the mylar stage of review prior to approval. Building construction documents are approximately 30% complete. The proposed extension of time will continue to be consistent with the original approval and no significant changes have occurred that would support denial. Staff supports the proposed extension of time.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until January 22, 2024 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** DIAMOND STEPHANIE, LLC

**CONTACT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BLVD. SUITE 110, LAS VEGAS, NV 89118



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

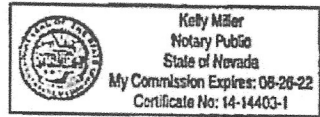
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)  <input type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)  <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>WS-19-0607</u> (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-22-400027</u> DATE FILED: <u>2-22-2022</u> PLANNER ASSIGNED: <u>888</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>3-31-2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4-20-2022</u> FEE: <u>\$600</u>
	<b>PROPERTY OWNER</b>  NAME: <u>DIAMOND STEPHANIE LLC</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 768 - 1861</u> E-MAIL: <u>dpetersen@visiconlv.com</u>
	<b>APPLICANT</b>  NAME: <u>DIAMOND STEPHANIE LLC - DARREN C. PETERSEN, Manager</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 768 - 1861</u> E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: <u>186247</u>
	<b>CORRESPONDENT</b>  NAME: <u>RICHARD GALLEGOS - D C PETERSEN PROFESSIONAL CONSULTANTS</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 - 524 - 0054</u> CELL: <u>702 - 524 - 0054</u> E-MAIL: <u>rgallegos@visiconlv.com</u> REF CONTACT ID #: <u>168799</u>

ASSESSOR'S PARCEL NUMBER(S): 161 - 27 - 301 - 001  
 PROPERTY ADDRESS and/or CROSS STREETS: 5366 STEPHANIE STREET  
 PROJECT DESCRIPTION: first extension of time for a 60 unit multifamily condominium project on 2.67 gross acres in a R-4 zone

(I, We) the undersigned 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 the 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 and 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 notifying the public of the proposed application.

Property Owner (Signature)\* [Signature]      DARREN C. PETERSEN, Manager  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON January 12, 2022 (DATE)  
 By Darren C. Petersen  
 NOTARY PUBLIC: [Signature]



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

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DC PETERSEN, LLC  
5052 S. Jones Blvd, Suite 110., Las Vegas, NV 89118 (702) 734-9393

June 16, 2021, January 11, 2022

Clark County Current Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89101

Attn: Principal Planner

RE: **DIAMOND STEPHANIE MULTI FAMILY**  
**WS-19-0607**  
**APN: 161-27-301-001**  
**EXTENSION OF TIME**  
**JUSTIFICATION LETTER**

PLANNER  
COPY

Dear Staff,

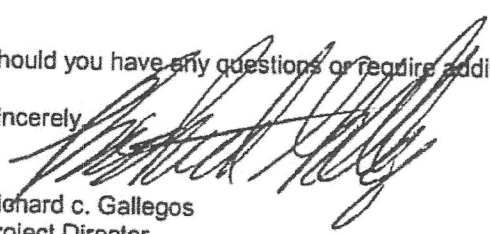
We respectfully request our first extension of time on the above referenced project for a period of two (2) years to commence. The extension of time is necessary due to Covid-19 restrictions and impact on the ability to accomplish the processing and approvals in a timely manner.

Despite the setbacks mentioned above there has been significant progress and we have accomplished the following

1. Drainage Study - Approved.
2. Traffic Study- Approved.
3. Water Network Analysis - Approved.
4. Clark County Fire Department approval of Civil Improvements Plans to mylar.
5. Clark County Water Reclamation approval of Civil Improvement Plans to mylar.
6. Las Vegas Valley Water District approval of Civil Improvement Plans to mylar.
7. NV Energy, Century Link, Southwest Gas approval of Civil Improvement to mylar
8. Clark County Public Works approval of Civil Improvement Plans to mylar. Bond Estimate completed.
9. The building Construction Documents are approximately 30% complete and submittal to the Building Department is anticipated on 06-01-2022.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely

  
Richard c. Gallegos  
Project Director

2



04/20/22 BCC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL  
(TITLE 30)

STEPHANIE ST/HACIENDA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-22-400028 (VS-19-0882)-DIAMOND STEPHANIE, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** a portion of a right-of-way being Stephanie Street located between Hacienda Avenue and Duck Creek Flood Control Channel.

Generally located on the east side of Stephanie Street and the south side of Hacienda Avenue (alignment) within Whitney (description on file). JG/bb/syp. (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-27-301-001

**LAND USE PLAN:**

WHITNEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate the east 5 foot to 15 foot wide portion of right-of-way being Stephanie Street, located south of the intersection of Hacienda Avenue and traversing southerly approximately 670 feet to the north alignment of the Duck Creek Flood Control Channel. The applicant indicates that right-of-way is no longer required for Stephanie Street to match the recently approved Transportation Element that reduced the width of Stephanie Street to 80 feet and the proposed development will provide a detached sidewalk which further reduces the right-of-way per Public Works standards.

**Previous Conditions of Approval**

Listed below are the approved conditions for VS-19-0882:

**Current Planning**

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

Public Works - Development Review

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

Applicant's Justification

The applicant is requesting the extension of time to make-up for lost time associated with the Covid-19 complications and review processing difficulties. Despite the difficulties, the applicant has been able to obtain approvals for drainage, traffic, and water network analysis. Civil improvement plans for Clark County, Fire, Water Reclamation, Water District, NV Energy, Century Link, and Southwest Gas are at the mylar stage of review prior to approval. Building construction documents are approximately 30% complete.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0882	Vacated and abandoned 5 feet to 15 feet of Stephanie Street for detached walk	Approved by BCC	January 2020
WS-19-0607	Reduced setbacks, parking, landscaping, trash separation, and fence in landscape area	Approved by BCC	January 2020
ZC-0833-15	Reclassified from R-1 to R-4 zoning for a multiple family residential development	Approved by BCC	January 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Mini-warehouse development
East	Urban Neighborhood (greater than 18 du/ac)	R-3	Multiple family residential
South	Public Use & Business Employment	M-1	Duck Creek Flood Control Channel
West	Urban Neighborhood (greater than 18 du/ac) & Public Use	R-3 & R-1	Multiple family residential & Duck Creek Flood Control Channel

**Related Applications**

Application Number	Request
ET-22-400027 (WS-19-0607)	An extension of time for waivers of development standards for reduced parking, landscaping, distance to a call box, and trash enclosure separation 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**

**Current Planning**

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

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until January 22, 2024 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the re-approval by that utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** DIAMOND STEPHANIE, LLC

**CONTACT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BLVD., SUITE 110, LAS VEGAS, NV 89118



DC PETERSEN, LLC  
5052 S. Jones Blvd, Suite 110., Las Vegas, NV 89118 (702) 734-9393

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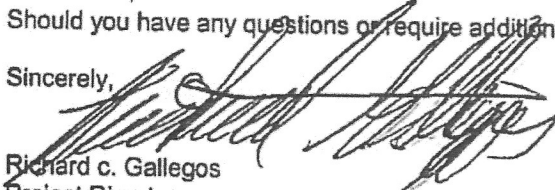
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