



## ENTERPRISE TOWN ADVISORY BOARD

Windmill Library  
7060 W. Windmill Lane  
Las Vegas, NV 89113

January 10, 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/EnterpriseTAB>.

Board/Council Members: Justin Maffett, Chair  
David Chestnut  
Kaushal Shah

Barris Kaiser, Vice Chair  
Chris Caluya

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): Tiffany Hesser (702) 455-7388 [TLH@clarkcountynv.gov](mailto:TLH@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

- III. Approval of Minutes for December 27, 2023. (For possible action)
- IV. Approval of the Agenda for January 10, 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)
- VI. Planning and Zoning
  - 1. **VS-23-0780-AMH NV8 DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Conquistador Street, and between Blue Diamond Road and Cathedral Spires Avenue within Enterprise (description on file). JJ/rr/syp (For possible action) **01/16/24 PC**
  - 2. **PA-23-700042-MAK ZAK, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise. JJ/rk (For possible action) **02/06/24 PC**
  - 3. **ZC-23-0809-MAK ZAK, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise (description on file). JJ/rk/syp (For possible action) **02/06/24 PC**
  - 4. **PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/gc (For possible action) **02/06/24 PC**
  - 5. **ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise (description on file). JJ/gc/syp (For possible action) **02/06/24 PC**
  - 6. **PA-23-700044-DIAMOND CACTUS, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 3.8 acres. Generally located on the north side of Cactus Avenue and the west side of Redwood Street within Enterprise. JJ/rk (For possible action) **02/06/24 PC**

7. **ZC-23-0823-DIAMOND CACTUS, LLC:**  
**ZONE CHANGE** to reclassify 3.8 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone.  
**DESIGN REVIEWS** for the following: 1) equipment rental facility; 2) outside storage and display. Generally located on the north side of Cactus Avenue and the west side of Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action) 02/06/24 PC
  
8. **VS-23-0824-LAS VEGAS VALLEY WATER DISTRICT:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue (extended) and Cactus Avenue, and between Rainbow Boulevard and Torrey Pines Drive; and a portion of a right-of-way being Redwood Street located between Rush Avenue and Cactus Avenue; and a portion of right-of-way being Rush Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action) 02/06/24 PC
  
9. **PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al (For possible action) 02/06/24 PC
  
10. **ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-1) Zone to an R-1 (Single Family Residential) Zone for a future single family residential development. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al/syp (For possible action) 02/06/24 PC
  
11. **PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the northeast corner of Frias Avenue and Fairfield Avenue within Enterprise. MN/gc (For possible action) 02/06/24 PC
  
12. **ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-1 (Single Family Residential) Zone for a future residential development. Generally located on the northeast corner of Frias Avenue and Fairfield Avenue within Enterprise (description on file). MN/gc/xx (For possible action) 02/06/24 PC
  
13. **PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/rk (For possible action) 02/06/24 PC

14. **ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**ZONE CHANGE** to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise (description on file). JJ/rk/xx (For possible action) **02/06/24 PC**
15. **VS-23-0784-REUVEN YITZHAK:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fairfield Avenue and Bermuda Road, and between Mesa Verde Lane and Moberly Avenue (alignment) within Enterprise (description on file). MN/dd/syp (For possible action) **02/06/24 PC**
16. **WS-23-0789-BARON BRIAN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a 6 foot high non-decorative wall with no landscaping within 15 feet of the front property line; **2)** eliminate setbacks for access gates; **3)** reduce setbacks for accessory structures; and **4)** reduce separation between structures in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the south side of Pebble Road and the east side of Procyon Street within Enterprise. JJ/nai/syp (For possible action) **02/06/24 PC**
17. **ET-23-400180 (NZC-0914-17)-LOFTS PHASES 2 & 3, LLC:**  
**ZONE CHANGE THIRD EXTENSION OF TIME** to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to an H-1 (Limited Resort and Apartment) Zone.  
**USE PERMIT** for a proposed residential condominium development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** allow non-standard driveway geometrics per Clark County Improvement Standards.  
**DESIGN REVIEWS** for the following: **1)** proposed residential condominium development; and **2)** finished grade. Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jm/syp (For possible action) **02/07/24 BCC**
18. **ET-23-400183 (VS-21-0695)-AGRAWAL, PAWAN & ROSY:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for an easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gilespe Street within Enterprise (description on file). MN/rp/syp (For possible action) **02/07/24 BCC**
19. **VS-23-0853-AGRAWAL, PAWAN & ROSY:**  
**VACATE AND ABANDON** a portion of right-of-way being La Cienega Street located between Ford Avenue and Pebble Road within Enterprise (description on file). MH/rp/syp (For possible action) **02/07/24 BCC**
20. **UC-23-0852-AGRAWAL, PAWAN & ROSY:**  
**USE PERMITS** for the following: **1)** allow a place of worship; and **2)** increase building height.  
**DESIGN REVIEW** for a place of worship on 2.2 acres in an R-E (RNP-I) Zone. Generally located on the west side of La Cienega Steet, 260 feet north of Pebble Road within Enterprise. MN/jud/xx (For possible action) **02/07/24 BCC**

21. **WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:**  
**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow attached sidewalk and alternative landscaping; 2) increase wall height; 3) eliminate parking lot landscaping; 4) allow non-standard improvements; 5) reduce departure distance; and 6) reduce driveway width.  
**DESIGN REVIEWS** for the following: 1) modification to previously approved tavern; 2) finished grade on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action) **02/07/24 BCC**
  
22. **ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**ZONE CHANGE** to reclassify 2.5 acres from an R-D (Suburban Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file). MN/al/syp (For possible action) **02/07/24 BCC**
  
23. **ZC-23-0827-A & A III, LLC ET. AL.:**  
**ZONE CHANGE** to reclassify 6.3 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade. Generally located on the north side of Pyle Avenue, 336 feet west of Valley View Boulevard within Enterprise (description on file). JJ/md/syp (For possible action) **02/07/24 BCC**
  
24. **VS-23-0828-A & A III, LLC ET. AL.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Hinson Street (alignment), and between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). JJ/md/syp (For possible action) **02/07/24 BCC**
  
25. **TM-23-500176-A & A III, LLC ET. AL.:**  
**TENTATIVE MAP** consisting of 31 lots and common lots on 6.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pyle Avenue, 336 feet west of Valley View Boulevard within Enterprise. JJ/md/syp (For possible action) **02/07/24 BCC**

VII. General Business

1. Review and approve the 2024 meeting calendar.(for possible action)

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: January 31, 2024.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Windmill Library – 7060 W. Windmill Lane

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – TICK SEGERBLOM, Vice-Chair

JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager



# Enterprise Town Advisory Board

December 27, 2023

## MINUTES

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Board Members	Justin Maffett, Chair <b>PRESENT</b> David Chestnut <b>PRESENT</b> Kaushal Shah <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>PRESENT</b>	

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

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

Steven DeMerritt, Current Planning

### II. Public Comment

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

- None

### III. Approval of Minutes for December 13, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as amended for December 13, 2023.

Motion **PASSED** (5-0)/ Unanimous.

### IV. Approval of Agenda for December 27, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

Motion **PASSED** (5-0) /Unanimous

Applicant requested hold:

6. VS-23-0780-AMH NV8 DEVELOPMENT, LLC: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 10, 2024.

Related applications:

1. PA-23-700040-BUFFALO & AGATE, LLC:
2. ZC-23-0773-CROWE, NANCY D SEPARATE PROPERTY TRUST:
3. VS-23-0774-CROWE, NANCY D. SEPARATE PROPERTY TRUST:
  
8. VS-23-0786-BABIN GARY:
9. UC-23-0785-BABIN GARY:
  
10. VS-23-0800-BECKSTROM JAMES ALLAN II:
11. WS-23-0799-BECKSTROM JAMES ALLAN II:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - None.

VI. Planning & Zoning

1. **PA-23-700040-BUFFALO & AGATE, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 1.0 acre. Generally located on the southeast corner of Buffalo Drive and Agate Avenue within Enterprise. JJ/gc (For possible action) **01/02/24 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

2. **ZC-23-0773-CROWE, NANCY D SEPARATE PROPERTY TRUST:**

**ZONE CHANGE** to reclassify 1.0 acre from an R-E (Rural Estates Residential) (RNP-I) Zone to a C-2 (General Commercial) Zone.

**USE PERMIT** for a kennel (dog boarding and daycare).

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

**DESIGN REVIEWS** for the following: 1) a kennel (dog boarding and daycare); and 2) alternative parking lot landscaping. Generally located on the east side of Buffalo Drive and the south side of Agate Avenue within Enterprise (description on file). JJ/jor/syp (For possible action) **01/02/24 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous



3. **VS-23-0774-CROWE, NANCY D. SEPARATE PROPERTY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Buffalo Drive and Jerlyn Street (alignment), and a portion of a right-of-way being Agate Avenue located between Buffalo Drive and Jerlyn Street (alignment), and a portion of right-of-way being Buffalo Drive located between Agate Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jor/syp (For possible action) **01/02/24 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

4. **TM-23-500168-LV ERIE, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 3.5 acres in a C-1 (Local Business) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise. MN/nai/syp (For possible action) **01/03/24 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

5. **TM-23-500170-DESERTXPRESS ENTERPRISES, LLC:**  
**TENTATIVE MAP** consisting of a 4 lot commercial subdivision on 110.9 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the south side of Eldorado Lane and the west side of Las Vegas Boulevard South within Enterprise. MN/lm/syp (For possible action) **01/03/24 BCC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

6. **VS-23-0780-AMH NV8 DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Conquistador Street, and between Blue Diamond Road and Cathedral Spires Avenue within Enterprise (description on file). JJ/rr/syp (For possible action) **01/16/24 PC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 10, 2024.

7. **VS-23-0783-CUSTOM BUILDS LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Torino Avenue and Pebble Road, and between Monte Cristo Way and Buffalo Drive within Enterprise (description on file). JJ/rp/syp (For possible action) **01/16/24 PC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

8. **VS-23-0786-BABIN GARY:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Eula Street and Conquistador Street (alignment), and between Pebble Road and Ford Avenue within Enterprise (description on file). JJ/lm/syp (For possible action) **01/16/24 PC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

9. **UC-23-0785-BABIN GARY:**  
**USE PERMITS** for the following: **1)** increase accessory structures size (detached garages); and **2)** allow a detached accessory structure not architecturally compatible with the principal structure in conjunction with a single family residence on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Eula Street, 300 feet north of Pebble Road within Enterprise. JJ/lm/syp (For possible action) **01/16/24 PC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

10. **VS-23-0800-BECKSTROM JAMES ALLAN II:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tomsik Street and Cimarron Road, and between Camero Avenue and Windmill Lane within Enterprise (description on file). JJ/bb/syp (For possible action) **01/16/24 PC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

11. **WS-23-0799-BECKSTROM JAMES ALLAN II:**  
**WAIVERS OF DEVELOPMENT STANDARDS** to eliminate street landscaping and detached sidewalks in conjunction with proposed single family residential lots on 2 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the north side of Camero Avenue and the east side of Tomsik Street within Enterprise. JJ/bb/syp (For possible action) **01/16/24 PC**

Motion by Justin Maffett  
Action: **APPROVE**  
ADD Public Works – Development Review conditions:

- Use Rural Road Standards
- Provide an asphalt path along Tomsik St and Camero Ave.

Per staff if approved conditions  
Motion **PASSED** (5-0) /Unanimous

12. **DR-23-0805-PERRONE, NICHOLAS TRUST & PERRONE, NICHOLAS TRS:**  
**DESIGN REVIEW** for a gas station with gasoline pumps in conjunction with an existing gas station, convenience store, and vehicle wash on 1.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Jones Boulevard and the south side of Oleta Avenue within Enterprise. JJ/sd/syp (For possible action) **01/17/24 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

13. **ET-23-400169 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:**  
**USE PERMITS THIRD EXTENSION OF TIME** for the following: 1) proposed place of worship; and 2) proposed school.  
**WAIVER OF DEVELOPMENT STANDARDS** to waive streetlights along Warbonnet Way and Torino Avenue.  
**DESIGN REVIEWS** for the following: 1) proposed place of worship; and 2) proposed school on 20.0 acres on an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jm/syp (For possible action) 01/17/24 BCC

Motion by David Chestnut

Action: **APPROVE**

**CHANGE** Comprehensive Planning bullet #1 to read:

- Until October 3, 2026 to commence.

Per staff conditions

Motion **PASSED** (5-0) /Unanimous

14. **ET-23-400172 (VS-21-0572)-HAND PROPERTY HOLDING COMPANY:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and between Le Baron Avenue and Pyle Avenue; and a portion of right-of-way being Decatur Boulevard located between Pyle Avenue and Le Baron Avenue; and a portion of right-of-way being Pyle Avenue located between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/jm/syp (For possible action) 01/17/24 BCC

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

Motion **PASSED** (5-0) /Unanimous

15. **UC-23-0796-AIP RICHMAR, LLC:**  
**USE PERMITS** for the following: 1) waive screening for existing outside storage yard; 2) allow items to be stacked above the height of a screened fence; and 3) allow the use of millings in lieu of paving.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping and screening; 2) access gate setbacks; 3) eliminate trash enclosures; and 4) full off-site improvements in conjunction with an existing storage yard on 14.7 acres in an M-1 (Light Manufacturing) Zone.  
**DESIGN REVIEW** for 2 accessory structures. Generally located on the south side of Richmar Avenue and the east side of Redwood Street within Enterprise. JJ/rr/syp (For possible action) 01/17/24 BCC

Motion by Barris Kaiser

Action: **DENY:** Use Permits #s 1 and 2;

**APPROVE:** Use Permit #3.

**DENY:** Waiver of Development Standards #s 1 and 4;

**APPROVE:** Waiver of Development Standards #s 2 and 3.

**APPROVE:** Design Review.

**DELETE:** Comprehensive Planning bullet #1.

Per staff if approved conditions

Motion **PASSED** (5-0) /Unanimous

16. **ZC-23-0788-CLARK COUNTY:**  
**ZONE CHANGE** to reclassify 2.0 acres from an M-1 (Light Manufacturing) Zone to a P-F (Public Facility) Zone for a future County public facility. Generally located on the south side of Pebble Road and the west side of Bronco Street within Enterprise (description on file). JJ/rk (For possible action) **01/17/24 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

VII. General Business:

1. None.

VIII. Public Comment:

A period devoted to comments by the general public about matters relevant to the Board's/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 minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- A citizen commented that the meeting was very well conducted and informative. He was also interested in the TAB members' experience level and appointment information.

IX. Next Meeting Date

The next regular meeting will be January 10, 2024 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett  
Action: **ADJOURN** meeting at 7:26 p.m.  
Motion **PASSED** (5-0) /Unanimous

01/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0780-AMH NV8 DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way and Conquistador Street, and between Blue Diamond Road and Cathedral Spires Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)

RELATED INFORMATION:

APN:

176-19-216-110

LAND USE PLAN:

ENTERPRISE - PUBLIC USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of the public drainage easement within Common Element "A" of the Hualapai/Oleta subdivision. The drainage improvements per the approved Hualapai/Oleta improvement plans and the approved drainage study show that the flow within the drainage facility will be contained with a freeboard of at least 1.5 feet. Per the latest revision, the portion of Common Lot "A" with the drainage easement proposed for removal, has either a retaining wall or a 2 foot solid grouted wall protecting the area above the freeboard.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400066 (NZA-0872-16)	Second extension of time to reclassify 15.2 acres from H-2 & R-E to R-2 zoning for a single family residential subdivision	Approved by BCC	June 2021
WS-21-0189	Increased combination of screen and retaining wall height	Approved by BCC	June 2021
TM-21-500046	109 lot single family residential subdivision	Approved by BCC	June 2021
ADET-20-900155 (NZA-0872-16)	First extension of time to reclassify 15.2 acres from H-2 & R-E to R-2 zoning for a single family residential subdivision	Approved by ZA	March 2020

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-19-400144 (WS-0850-17)	First extension of time to reduce street intersection off-set and modified street improvement standards for a single family residential subdivision	Approved by PC	December 2019
DA-19-900116	Standard development agreement	Approved by BCC	May 2019
VS-18-0424	Vacated and abandoned easements	Approved by PC	July 2018
VS-0919-17	Vacated and abandoned easement	Approved by PC	December 2017
WS-0850-17	Reduced street intersection off-set and modified street improvement standards for a single family residential subdivision	Approved by PC	November 2017
TM-0162-17	117 lot single family residential subdivision to the south	Approved by PC	November 2017
ZC-0470-17	Reclassified 2.5 acres from R-E to R-2 zoning and design review on 14.7 acres for a single family residential subdivision to the south	Approved by BCC	July 2017
NZC-0872-16	Reclassified 15.2 acres from H-2 & R-E to R-2 zoning for a single family residential subdivision	Approved by BCC	March 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	H-2	Undeveloped
South & East	Public Use	R-2	Single family residential
West	Outlying Neighborhood (up to 0.5 du/ac)	R-U & H-2	Undeveloped

**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 drainage easement that is not necessary for site, drainage, or roadway development.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 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 that the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMH NV8 DEVELOPMENT, LLC

**CONTACT:** THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200,  
LAS VEGAS, NV 89119







# VACATION APPLICATION 1A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0780</u>	DATE FILED: <u>11/13/2023</u>
		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>12/27/2023</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>enterprise</u>	
<input checked="" type="checkbox"/> EASEMENT(S)		PC MEETING DATE: <u>11/16/2024</u>	
<input type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: _____	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		FEE: <u>\$875.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>AMH NV 8 Development LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: <u>702-544-2560</u>
	E-MAIL: <u>rflaxa@amh.com</u>

<b>APPLICANT</b>	NAME: <u>AMH NV 8 Development LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: <u>702-544-2560</u>
	E-MAIL: <u>rflaxa@amh.com</u>
	REF CONTACT ID #: <u>170761</u>

<b>CORRESPONDENT</b>	NAME: <u>Thomason Consulting Engineers</u>
	ADDRESS: <u>7080 La Cienega St. 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u>
	E-MAIL: <u>smacias@tce-lv.com</u>
	REF CONTACT ID #: <u>170761</u>

ASSESSOR'S PARCEL NUMBER(S): 176-19-216-110


PROPERTY ADDRESS and/or CROSS STREETS: Hualapai Way / Cathedral Spires Ave

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

[Signature]  
Property Owner (Signature)\*

Robert Flaxa  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON Aug. 10, 2023 (DATE)  
By Robert Flaxa  
NOTARY PUBLIC: Tamara Rae Kolstad

 TAMARA RAE KOLSTAD  
Notary Public, State of Nevada  
No. 20-6821-01  
My Appt. Exp. Aug. 30, 2024

\*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.

APN:176-19-216-110

EXHIBIT 'A'



**Explanation**

This legal describes a drainage easement to be vacated, located Northeast of the centerline intersection of Hualapai Way and Cathedral Spires Avenue.

**Legal Description**

Being a portion of C.E. "A" of that certain final map entitled "Hualapai/Oleta" recorded in Book 166 of Plats at Page 06, on file in the Office of the Clark County, Nevada, Recorder, lying within the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 19, Township 22 South, Range 60 East, Mount Diablo Meridian, Clark County, Nevada, described as follows:

**Commencing** at the Northwest corner of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); thence along the North section line thereof North 86°31'17" East, a distance of 221.70 feet to the West property line of CE "H" per that certain amended final map entitled "Hualapai/Oleta" recorded in Book \_\_\_ of Plats at Page \_\_, on file in the Office of the Clark County, Nevada, Recorder, being the **Point of Beginning**; thence along said West property line South 03°28'43" East, a distance of 95.00 feet to the North right-of-way of Cathedral Spires Avenue; thence departing said property line, along said North right-of-way South 86°31'17" West, a distance of 131.42 feet; thence departing said right-of-way North 55°53'38" East, a distance of 12.29 feet; thence North 59°26'01" East, a distance of 11.51 feet; thence North 60°15'26" East, a distance of 10.87 feet; thence North 60°18'35" East, a distance of 10.87 feet; thence North 60°21'45" East, a distance of 5.43 feet; thence North 60°15'26" East, a distance of 5.43 feet; thence North 60°15'26" East, a distance of 10.87 feet; thence North 60°18'35" East, a distance of 10.87 feet; thence North 60°12'17" East, a distance of 10.87 feet; thence North 54°24'44" East, a distance of 13.45 feet; thence North 46°10'54" East, a distance of 12.57 feet; thence North 39°24'00" East, a distance of 16.38 feet; thence North 32°39'52" East, a distance of 33.89 feet to the **Point of Beginning**.

Containing 4,946 Square Feet more or less, as shown on the attached Exhibit "B" display map to accompany legal description attached hereto and made a part hereof.

PLANNER COPY

02/06/24 PC AGENDA SHEET

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**PA-23-700042-MAK ZAK, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres.

Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise. JJ/rk (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-22-101-004; 176-22-101-005

**EXISTING LAND USE PLAN:**  
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**PROPOSED LAND USE PLAN:**  
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.0
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that this amendment is justified by the unique characteristics of the subject parcels. Their proximity to a 100 foot wide public right-of-way makes them less suitable for a traditional rural neighborhood development. Instead, the proposed LN (Low-Intensity Suburban Neighborhood) designation would harmonize with the existing surroundings by serving as a transitional buffer between the established rural homes to the south and the higher intensity of the adjacent roadway. Furthermore, the proposed Master Plan Amendment recognizes the pressing need for in-fill developments throughout Clark County. As urban areas expand, in-fill development becomes essential for optimizing land use and minimizing urban sprawl.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0809	A zone change to reclassify the site from R-E (RNP-I) to R-D zoning for future residential development 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 from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) will not be compatible with the surrounding area. The subject site is adjacent to developed ranch estate homes with properties master planned RN (Ranch Estate Neighborhood) to the north, east, south, and west. The closest smaller lot single family development is over 1,000 feet away on the east side of Tenaya Way. Therefore, Tenaya Way currently acts as a clear line of demarcation between suburban neighborhoods to the east and the ranch estate neighborhoods to the west. Furthermore, directly to the north of this site is an R-E single family residential development that recently completed construction last year; and therefore, shows this area is still a viable RNP neighborhood. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to

protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for the LN land use category not appropriate for this location.

**Staff Recommendation**

Denial. If approved, 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 March 6, 2024 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:**

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** KHUSROW ROOHANI

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118

# Planned Land Use Amendment PA-23-700042



**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

DRAFT

Enterprise

Clark County, Nevada

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





# MASTER PLAN AMENDMENT APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

# 2A

<b>APPLICATION TYPE</b>	<b>STAFF</b>	APP. NUMBER: <u>PA-23-700042</u> DATE FILED: <u>11/28/23</u>
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT		PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>1/10/24</u> PC MEETING DATE: <u>FEB. 6, 2024</u> BCC MEETING DATE: <u>MARCH 6, 2024</u> TRAILS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO FEE: <u>\$2700</u>

<b>PROPERTY OWNER</b>	NAME: <u>Mak Zak, LLC; Attn: Khusrow Roohani</u> ADDRESS: <u>9500 Hillwood Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
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<b>APPLICANT</b>	NAME: <u>Khusrow Roohani</u> ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering; Attn: Jessica Walesa</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jessicaw@taneycorp.com</u> REF CONTACT ID #: <u>259044</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-22-101-004 & -005

CURRENT LAND USE PLAN DESIGNATION: RN

REQUESTED LAND USE PLAN DESIGNATION: LN

PROPERTY ADDRESS and/or CROSS STREETS: Pebble Rd and Buffalo Dr

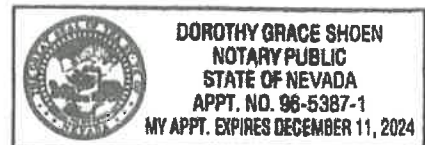
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

\_\_\_\_\_      KHUSROW ROOHANI  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-13-2023 (DATE)

By Khusrow Roohani  
 NOTARY PUBLIC: Dorothy Grace Shoen



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



## TANEY ENGINEERING

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

November 21, 2023

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

PA-23-700042

**Re: Pebble & Buffalo**  
**APR-23-101255**  
**APN: 176-22-101-004 & 176-22-101-005**  
**Justification Letter**

JL

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Master Plan Amendment for a future single-family residential development.

### **Parcel Information**

The subject parcels are 5 gross-acres and are located south of Pebble Road and west of Monte Cristo Way. The parcels are currently zoned R-E (Rural Estates Residential District, with a planned land use of RN (Ranch Estate Neighborhood) and lie within an RNP-1 (Rural Neighborhood Preservation) Overlay District. A Master Plan Amendment and separate Zone Boundary Amendment are requested in support of a future single-family residential development that has not yet been designed.

### **Master Plan Amendment**

This request is to amend the land use of the subject parcels to LN (Low-Intensity Suburban Neighborhood) from RN (Ranch Estate Neighborhood). This is requested in conjunction with the proposed rezoning to R-D (Suburban Estates Residential District). The parcels are adjacent to properties master planned RN (Ranch Estate Neighborhood) to the north, east, south, and west.

This amendment is justified by the unique characteristics of the subject parcels. Their proximity to a 100-foot-wide public right-of-way makes them less suitable for a traditional rural neighborhood development. Instead, the proposed LN (Low-Intensity Suburban Neighborhood) designation would harmonize with the existing surroundings by serving as a transitional buffer between the established rural homes to the south and the higher intensity of the adjacent roadway. This strategic shift in land use aligns with the broader community's need for thoughtful development that adapts to the evolving dynamics of the area.

Furthermore, the proposed Master Plan Amendment recognizes the pressing need for infill developments throughout Clark County. As urban areas expand, infill development becomes essential for optimizing land use and minimizing urban sprawl. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, promoting efficient land utilization and fostering a more connected and integrated urban fabric. The strategic placement of a Low-Intensity Suburban Neighborhood acts as a catalyst for infill development, ensuring a harmonious blend of residential spaces that enrich the existing community while addressing the increasing demand for housing in a responsible and sustainable manner.





PA-23-700042  
JL

This application not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The Master Plan Amendment, coupled with the Zone Boundary Amendment, prioritizes a forward-thinking approach to land use planning. It aims to optimize the subject parcels with due consideration for their specific geographical and environmental context, ensuring a sustainable and resilient development that aligns with the long-term vision for the region.

We are hopeful that this letter clearly describes the requests and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson  
Senior Land Planner



02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0809-MAK ZAK, LLC:**

**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development.

Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise (description on file). JJ/rk/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-22-101-004; 176-22-101-005

**PROPOSED LAND USE PLAN:**

ENTERPRISE – LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.0
- Existing Land Use: Undeveloped

**Request**

This request is a zone boundary amendment to R-D zoning with no specific development plans. This application is a companion item with a Plan Amendment (PA-23-700042). A future land use application for specific plans and layout will be submitted at a later date. The site has frontage along Pebble Road to the north and is 5 acres in size.

**Applicant's Justification**

The applicant states that the site is not appropriate for the current R-E (RNP-I) zoning category since it is located along a 100 foot wide right-of-way (Pebble Road). The proposed R-D zoning is more appropriate since it would provide a transition from the adjacent major roadway to the established rural homes to the south. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified these parcels and the surrounding 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
PA-23-700042	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) 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**

Although there are existing suburban residential development in the area, most of those developments are on the east side of Tenaya Way, which makes this development fully within the Rural Neighborhood Preservation (RNP) area. This project would extend higher residential densities into the core of this established RNP area, farther than past developments. As a result, Tenaya Way should act as a border between the more intense uses and the RNP to the west of that street. It has always been an adopted and accepted policy that any transitional land use and transitional density occurs on the perimeter, outside of an RNP and not within unless adopted through a major land use update; therefore, for these reasons, staff finds the request for R-D zoning not appropriate for this location.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 6, 2024 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

**Public Works - Development Review**

- Right-of-way dedication to include 50 feet for Rebble road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KHUSROW ROOHANI**

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118**





# LAND USE APPLICATION 3A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>70-23-0809</u>      DATE FILED: <u>11/28/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>ENTERPRISE</u>      TAB/CAC DATE: <u>1/10/23</u></p> <p>PC MEETING DATE: <u>Feb 6, 2024</u></p> <p>BCC MEETING DATE: <u>March 6, 2024</u></p> <p>FEE: <u>\$1050</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Mak Zak, LLC; Attn: Khusrow Roohani</u></p> <p>ADDRESS: <u>9500 Hillwood Drive</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-249-0777</u>      CELL: _____</p> <p>E-MAIL: <u>sevenvalleysrealty@yahoo.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Khusrow Roohani</u></p> <p>ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-249-0777</u>      CELL: _____</p> <p>E-MAIL: <u>sevenvalleysrealty@yahoo.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Taney Engineering; Attn: Jessica Walesa</u></p> <p>ADDRESS: <u>6030 S Jones Blvd</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-362-8844</u>      CELL: _____</p> <p>E-MAIL: <u>jessicaw@taneycorp.com</u>      REF CONTACT ID #: <u>259044</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-22-101-004 & -005

PROPERTY ADDRESS and/or CROSS STREETS: Pebble Rd and Buffalo Dr

PROJECT DESCRIPTION: Requesting to rezone from R-E to R-D

(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.

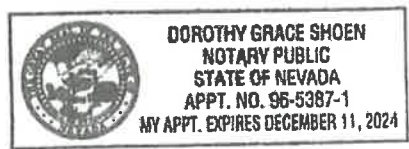
[Signature]  
Property Owner (Signature)\*

KHUSROW ROOHANI  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-13-2023 (DATE)  
By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



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



## TANEY ENGINEERING

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

November 21, 2023

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

**Re: Pebble & Buffalo**  
**APR-23-101255**  
**APN: 176-22-101-004 & 176-22-101-005**  
**Justification Letter**

20-23-0809  
JK

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Zone Boundary Amendment for a future single-family residential development.

### **Parcel Information**

The subject parcels are 5 gross-acres and are located south of Pebble Road and west of Monte Cristo Way. The parcels are currently zoned R-E (Rural Estates Residential District, with a planned land use of RN (Ranch Estate Neighborhood) and lie within an RNP-I (Rural Neighborhood Preservation) Overlay District. A Zone Boundary Amendment and separate Master Plan Amendment are requested in support of a future single-family residential development that has not yet been designed.

### **Zone Boundary Amendment**

This request is to rezone the subject parcels to R-D (Suburban Estates Residential District) from R-E (Rural Estates Residential). This is requested in conjunction with the proposed plan amendment to LN (Low-Intensity Suburban Neighborhood). The parcels are adjacent to properties zoned R-E (Rural Estates Residential District) to the north, east, south, and west.

This amendment is justified by the unique characteristics of the subject parcels. Their proximity to a 100-foot-wide public right-of-way makes them less suitable for a traditional rural neighborhood development. Instead, the proposed R-D (Suburban Estates Residential District) zoning would harmonize with the existing surroundings by serving as a transitional buffer between the established rural homes to the south and the higher intensity of the adjacent roadway. This strategic shift in land use aligns with the broader community's need for thoughtful development that adapts to the evolving dynamics of the area.

Furthermore, the proposed Zone Boundary Amendment recognizes the pressing need for infill developments throughout Clark County. As urban areas expand, infill development becomes essential for optimizing land use and minimizing urban sprawl. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, promoting efficient land utilization and fostering a more connected and integrated urban fabric. The strategic placement of a Suburban Estates Residential District acts as a catalyst for infill development, ensuring a harmonious blend of residential spaces that enrich the existing community while addressing the increasing demand for housing in a responsible and sustainable manner.





ZC-23-0809

This application not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The Zone Boundary Amendment, coupled with the Master Plan Amendment, prioritizes a forward-thinking approach to land use planning. It aims to optimize the subject parcels with due consideration for their specific geographical and environmental context, ensuring a sustainable and resilient development that aligns with the long-term vision for the region.

We are hopeful that this letter clearly describes the requests and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson  
Senior Land Planner



**PUBLIC HEARING**

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

**PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:**

**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres.

Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/gc (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-15-201-005

**EXISTING LAND USE PLAN:**

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

**PROPOSED LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.0
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the site is not appropriate for the current Ranch Estate Neighborhood (RN) designation since it is located on the corner of a 100 foot wide right-of-way (Buffalo Drive) and an 80 foot wide right-of-way (Wigwam Avenue). The proposed Low-Intensity Suburban Neighborhood (LN) designation is more appropriate since it would provide a transition from the adjacent major roadway (Buffalo Drive) to the established rural homes to the east. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl. The strategic placement of LN adjacent to an existing Mid-Intensity Suburban Neighborhood (MN) to the north acts as a catalyst for in-fill development.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0812	A zone change to reclassify the site from R-E (RNP-I) to R-1 zoning for future residential development 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 from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) to not be compatible with the surrounding area. Camero Avenue currently acts as a clear line of demarcation between the Mid-Intensity Suburban Neighborhood (MN) to the north and the Ranch Estate Neighborhood (RN) to the south. The RN area south of Camero Avenue is zoned R-E (RNP-I) and is substantially developed; and therefore, is still a viable RNP area. The applicant states that Buffalo Drive being a 100 foot wide right-of-way makes the site inappropriate for RN; however, to the south of the site are a number of existing RN

developments immediately adjacent to Buffalo Drive. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for the LN land use category not appropriate for this location.

**Staff Recommendation**

Denial. If approved, 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 March 6, 2024 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:**

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

- No comment.

**TAB/CAC:**

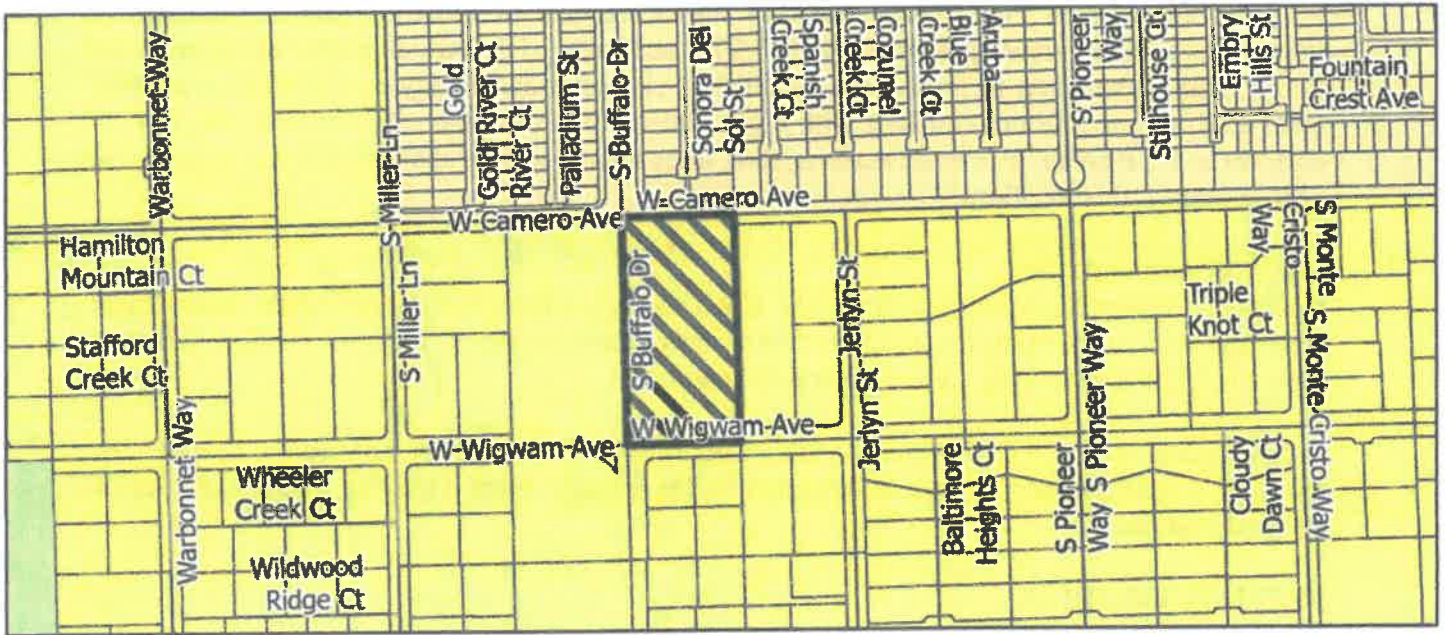
**APPROVALS:**

**PROTEST:**

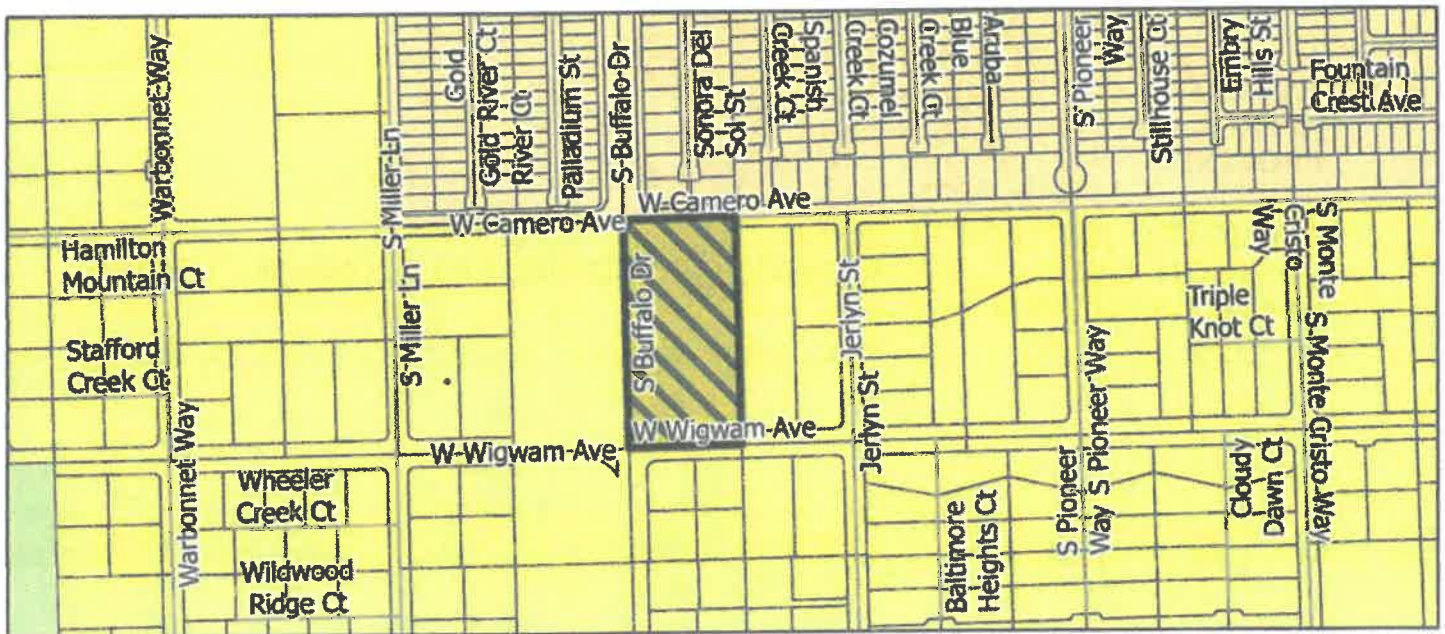
**APPLICANT:** KHUSROW ROOHANI

**CONTACT:** JESSICA WALESIA, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,  
LAS VEGAS, NV 89118

# Planned Land Use Amendment PA-23-700043



**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

**DRAFT**

**Enterprise  
Clark County, Nevada**

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



# MASTER PLAN AMENDMENT APPLICATION 4A

## DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	APP. NUMBER: <u>PA-23-700043</u> DATE FILED: <u>11-29-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>1-10-24</u> PC MEETING DATE: <u>2-6-24</u> BCC MEETING DATE: <u>3-6-24</u> TRAILS? <input type="checkbox"/> YES <input type="checkbox"/> NO FEE: <u>\$2700,00</u>
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PROPERTY OWNER	NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
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APPLICANT	NAME: <u>Khusrow Roohani</u> ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering; Attn: Jessica Walesa</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jessicaw@taneycorp.com</u> REF CONTACT ID #: <u>259044</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-15-201-005

CURRENT LAND USE PLAN DESIGNATION: RN

REQUESTED LAND USE PLAN DESIGNATION: LN

PROPERTY ADDRESS and/or CROSS STREETS: Buffalo Dr and Wigwam Ave

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

Khusrow Roohani
PLANNER COPY

Property Owner (Signature)* STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>	Property Owner (Print) <u>Khusrow Roohani</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>9-13-2023</u> (DATE) By <u>Khusrow Roohani</u>		
NOTARY PUBLIC: <u>Dorothy Grace Shoен</u>		

\*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.



## TANEY ENGINEERING

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

November 25, 2023

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

**Re: Buffalo & Wigwam  
 APR-23-101256  
 APN: 176-15-201-005  
 Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Master Plan Amendment for a future single-family residential development.

### **Parcel Information**

The subject parcel is 5 gross-acres and is located east of Buffalo Drive between Camero Avenue to the north and Wigwam Avenue to the south. The parcel is currently zoned R-E (Rural Estates Residential District), with a planned land use of RN (Ranch Estate Neighborhood). A Master Plan Amendment and separate Zone Boundary Amendment are requested in support of a future single-family residential development that has not yet been designed.

### **Master Plan Amendment**

This request is to amend the land use of the subject parcel to LN (Low-Intensity Suburban Neighborhood) from RN (Ranch Estate Neighborhood). This is requested in conjunction with the proposed rezoning to R-1 (Single-Family Residential District). The parcel is adjacent to properties master planned MN (Mid-Intensity Suburban Neighborhood) to the north and RN (Ranch Estate Neighborhood) to the east, south, and west.

This amendment is justified by the unique characteristics of the subject parcel. The proximity to both a 100-foot-wide and 80-foot-wide public right-of-way makes the site less suitable for a traditional rural neighborhood development. Instead, the proposed LN (Low-Intensity Suburban Neighborhood) designation would harmonize with the existing surroundings by serving as a transitional buffer between the established rural homes to the east and the higher intensity of the adjacent roadway. This strategic shift in land use aligns with the broader community's need for thoughtful development that adapts to the evolving dynamics of the area.

Furthermore, the proposed Master Plan Amendment recognizes the pressing need for infill developments throughout Clark County. As urban areas expand, infill development becomes essential for optimizing land use and minimizing urban sprawl. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, promoting efficient land utilization and fostering a more connected and integrated urban fabric. The strategic placement of a Low-Intensity Suburban Neighborhood adjacent to an existing Mid-Intensity Suburban Neighborhood to the north acts as a catalyst for infill development, ensuring a harmonious blend of residential spaces that enrich the existing community while addressing the increasing demand for housing in a responsible and sustainable manner.

PLANNER COPY





This application not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The Master Plan Amendment, coupled with the Zone Boundary Amendment, prioritizes a forward-thinking approach to land use planning. It aims to optimize the subject parcels with due consideration for their specific geographical and environmental context, ensuring a sustainable and resilient development that aligns with the long-term vision for the region.

We are hopeful that this letter clearly describes the requests. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

**Jeremiah Delci-Johnson**  
Senior Land Planner



**PUBLIC HEARING**

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

**ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:**

**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future residential development.

Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise (description on file). JJ/gc/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-15-201-005

**PROPOSED LAND USE PLAN:**

**ENTERPRISE – LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.0
- Existing Land Use: Undeveloped

**Site Plan**

This is a zone change request with no plans submitted and is a companion item with a Plan Amendment (PA-23-700043). The site is 5 acres in size.

**Applicant's Justification**

The applicant states that the site is not appropriate for the current R-E (RNP-I) zoning category since it is located on the corner of a 100 foot wide right-of-way (Buffalo Drive) and an 80 foot wide right-of-way (Wigwam Avenue). The proposed R-1 zoning is more appropriate since it would provide a transition from the adjacent major roadway (Buffalo Drive) to the established rural homes to the east. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl. The strategic placement of R-1 zoning adjacent to an existing R-2 zoned residential development to the north acts as a catalyst for in-fill development.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-23-700043	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the request to reclassify the site to R-1 zoning to not be compatible with the surrounding area. Camero Avenue currently acts as a clear line of demarcation between the R-2 zoning to the north and the R-E (RNP-I) zoning to the south. The R-E (RNP-I) area south of Camero Avenue is substantially developed; and therefore, is still a viable RNP area. The applicant states that Buffalo Drive being a 100 foot wide right-of-way makes the site inappropriate for R-E (RNP-I) zoning; however, to the south of the site are a number of existing R-E (RNP-I) developments immediately adjacent to Buffalo Drive. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for R-1 zoning not appropriate for this location.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 6, 2024 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

**Public Works - Development Review**

- Right-of-way dedication to include 50 feet for Buffalo Drive, 40 feet for Wigwam Avenue, 30 feet for Camero Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

**Fire Prevention Bureau**

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

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

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

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

**APPLICANT: KHUSROW ROOHANI**

**CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,  
LAS VEGAS, NV 89118**





# LAND USE APPLICATION 5A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ZC-23-0812</u> DATE FILED: <u>11-29-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>1-10-24</u> PC MEETING DATE: <u>2-6-24</u> BCC MEETING DATE: <u>3-6-24</u> FEE: <u>\$1,050.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u>
	<b>APPLICANT</b>  NAME: <u>Khusrow Roohani</u> ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Taney Engineering; Attn: Jessica Walesa</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jessicaw@taneycorp.com</u> REF CONTACT ID #: <u>259044</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-15-201-005  
 PROPERTY ADDRESS and/or CROSS STREETS: Buffalo Dr and Wigwam Ave  
 PROJECT DESCRIPTION: Requesting rezone from R-E (RNP-I) to R-1

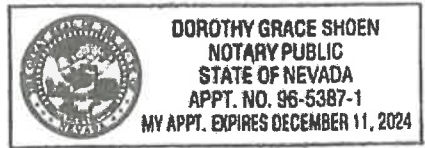
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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



PLANNER COPY

Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 9-13-2023 (DATE)  
 By Khusrow Roohani  
 NOTARY PUBLIC: Dorothy Grace Shoen



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



## TANEY ENGINEERING

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

November 25, 2023

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

**Re: Buffalo & Wigwam  
 APR-23-101256  
 APN: 176-15-201-005  
 Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Zone Boundary Amendment for a future single-family residential development.

### Parcel Information

The subject parcel is 5 gross-acres and is located east of Buffalo Drive between Camero Avenue to the north and Wigwam Avenue to the south. The parcel is currently zoned R-E (Rural Estates Residential District), with a planned land use of RN (Ranch Estate Neighborhood). A Zone Boundary Amendment and separate Master Plan Amendment are requested in support of a future single-family residential development that has not yet been designed.

### Zone Boundary Amendment

This request is to rezone the subject parcel to R-1 (Single-Family Residential District) from R-E (Rural Estates Residential). This is requested in conjunction with the proposed plan amendment to LN (Low-Intensity Suburban Neighborhood). The parcel is adjacent to properties zoned R-2 (Medium Density Residential District) to the north and R-E (Rural Estates Residential District) to the east, south, and west.

This amendment is justified by the unique characteristics of the subject parcel. The proximity to both a 100-foot-wide and 80-foot-wide public right-of-way makes the site less suitable for a traditional rural neighborhood development. Instead, the proposed R-1 (Single-Family Residential District) zoning would harmonize with the existing surroundings by serving as a transitional buffer between the established rural homes to the east and the higher intensity of the adjacent roadway. This strategic shift in land use aligns with the broader community's need for thoughtful development that adapts to the evolving dynamics of the area.

Furthermore, the proposed Zone Boundary Amendment recognizes the pressing need for infill developments throughout Clark County. As urban areas expand, infill development becomes essential for optimizing land use and minimizing urban sprawl. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, promoting efficient land utilization and fostering a more connected and integrated urban fabric. The strategic placement of a Single-Family Residential District adjacent to an existing Medium Density Residential District to the north acts as a catalyst for infill development, ensuring a harmonious blend of residential spaces that enrich the existing community while addressing the increasing demand for housing in a responsible and sustainable manner.





This application not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The Zone Boundary Amendment, coupled with the Master Plan Amendment, prioritizes a forward-thinking approach to land use planning. It aims to optimize the subject parcels with due consideration for their specific geographical and environmental context, ensuring a sustainable and resilient development that aligns with the long-term vision for the region.

We are hopeful that this letter clearly describes the requests. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

**Jeremiah Delci-Johnson**  
Senior Land Planner



02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-23-700044-DIAMOND CACTUS, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 3.8 acres.

Generally located on the north side of Cactus Avenue and the west side of Redwood Street within Enterprise. JJ/rk (For possible action)

---

RELATED INFORMATION:

**APN:**

176-26-401-003; 176-26-401-004

**EXISTING LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**PROPOSED LAND USE PLAN:**

ENTERPRISE - INDUSTRIAL EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.8
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that Industrial Employment (IE) is ideal for the site since it is located near arterial transit routes being Cactus Avenue and Rainbow Boulevard. The site is currently planned Business Employment (BE) and zoned M-D. The site is located along Cactus Avenue and Rainbow Boulevard, both of which are heavily travelled arterial streets. IE is appropriate as the area is mostly planned Open Lands, but more importantly the properties immediately west of the site are zoned M-1. The parcels are adjacent to the Union Pacific Railroad, also immediately to the west of the site. Moreover, the site sits just north of the elevated portion of the Cactus Avenue overpass. Finally, just northwest of the site is a Clark County Public Works storage yard. Therefore, the trend is for industrial uses and this 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
ZC-0897-07	Reclassified this site to M-D zoning for future development	Approved by BCC	September 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment & Open Lands	R-E & M-1	Undeveloped & Clark County Public Works storage yard
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	R-E	Undeveloped
East	Open Lands	R-E	Undeveloped

**Related Applications**

Application Number	Request
ZC-23-0823	A zone change to reclassify the site to M-1 zoning with waivers and a design review for an equipment rental facility with a warehouse and outside storage as a principal use is a companion item on this agenda.
VS-23-0824	A request to vacate easements and right-of-way on this site 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 from Business Employment (BE) to Industrial Employment (IE). Intended primary land uses in the proposed Industrial Employment land use category include manufacturing and heavy industry. Supporting land uses include manager's office or residence and other supporting uses.

Staff finds the request for the Industrial Employment (IE) land use category is appropriate for this location. There are several industrial uses in the surrounding area including M-1 zoned properties, which are conforming to the IE land use category. IE is also appropriate for the site since the property is located next to the Union Pacific Railroad where industrial uses with low density of people is encouraged. Therefore, the request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. The request is also consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Furthermore, the Master Plan states that industrial uses should be concentrated near airports, major transportation corridors, and railroads.

**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 March 6, 2024 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:**

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to 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; and 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)**

- No comment.

**TAB/CAC:**

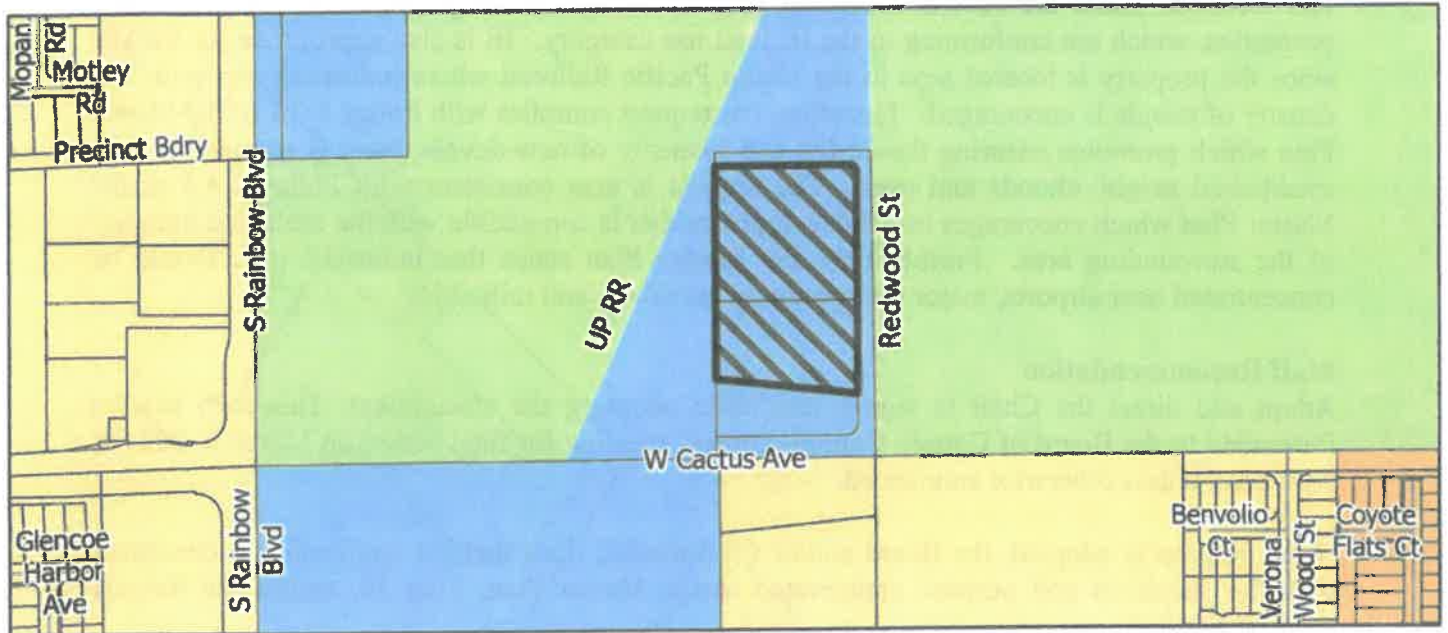
**APPROVALS:**

**PROTEST:**

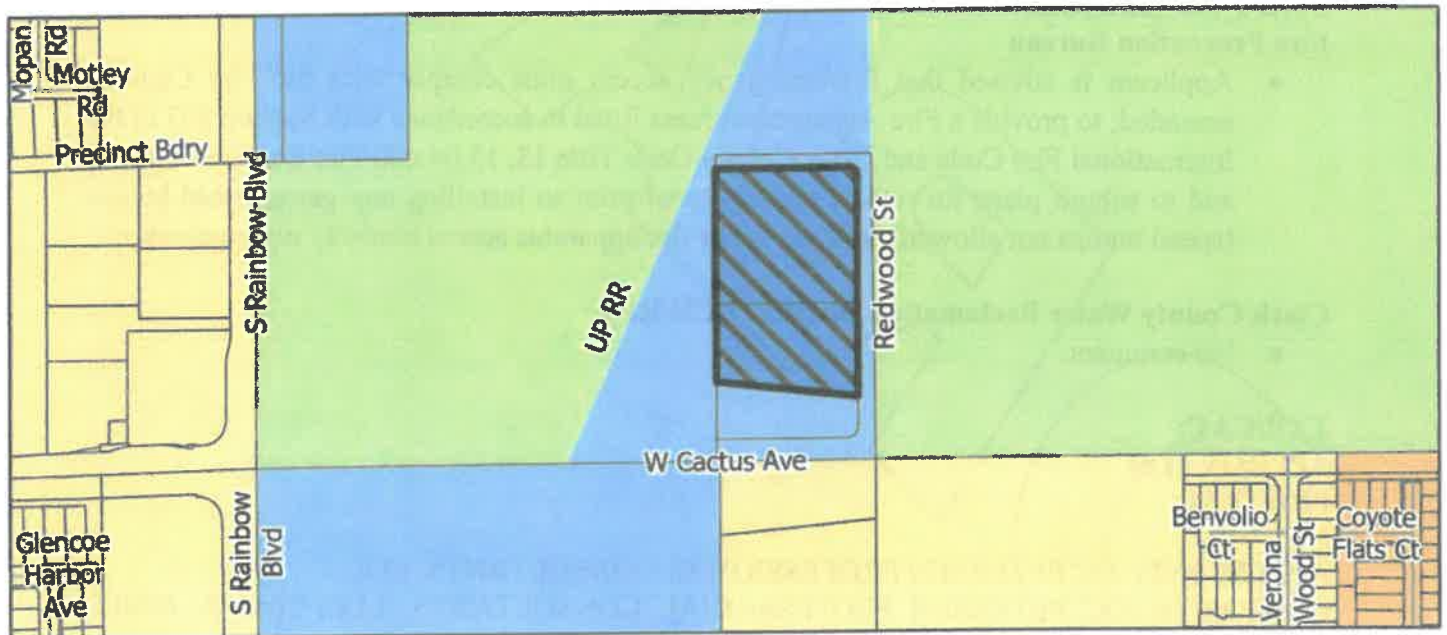
**APPLICANT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

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

# Planned Land Use Amendment PA-23-700044



**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)

Planning Areas

Requested Area To Change

DRAFT  
Enterprise

Clark County, Nevada

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



# MASTER PLAN AMENDMENT APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

# 6A

<b>APPLICATION TYPE</b>  <input type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	<b>STAFF</b>	APP. NUMBER: <u>PA-23-700044</u> DATE FILED: <u>12/17/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>01/10/24</u> PC MEETING DATE: <u>02/06/24</u> BCC MEETING DATE: <u>03/06/24</u> TRAILS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO FEE: <u>\$2,700</u>
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<b>PROPERTY OWNER</b>	NAME: <u>DIAMOND CACTUS LLC c/o PETERSEN MANAGEMENT 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> REF CONTACT ID #: <u>186247</u>
-----------------------	--

<b>APPLICANT</b>	NAME: <u>PETERSEN MANAGEMENT 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>
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<b>CORRESPONDENT</b>	NAME: <u>RICHARD C. GALLEGOS - DC 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 - 734 - 9393</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): 176 - 26 - 401 - 003 and 004

CURRENT LAND USE PLAN DESIGNATION: BE - BUSINESS EMPLOYMENT

REQUESTED LAND USE PLAN DESIGNATION: IE - INDUSTRIAL EMPLOYMENT

PROPERTY ADDRESS and/or CROSS STREETS: North side of Cactus Ave. at southwest corner of Rush Ave. and Redwood St. alignments

(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.

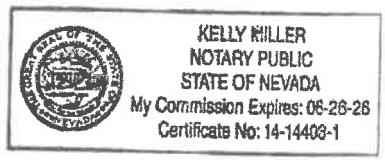
\_\_\_\_\_  
DARREN C. PETERSEN, MANAGER

Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Aug. 2, 2023 (DATE)  
 By Darren C. Petersen

NOTARY PUBLIC: \_\_\_\_\_



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

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

November 15, 2023

**VIA UPLOAD**

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

PLANNER  
COPY  
PA -23-700044

**Re: Justification Letter – Master Plan Amendment  
Cactus/Rainbow  
APNs: 176-26-401-003 & 004**

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 3.26 acres and is generally located near the northeast corner of Cactus Avenue and Rainbow Boulevard. The property is more particularly described as APNs: 176-26-401-003 & 004 (collectively the “Site”). The Applicant is proposing an office warehouse with outside storage/display of equipment. As such, the Applicant is requesting a master plan amendment from Business Employment (BE) to Industrial Employment (IE). A corresponding application for a zone change to M-1 has also been submitted.

The Site is currently planned BE and zoned M-D. This request for a zone change to M-1 and a master plan amendment to IE is appropriate for the Site and consistent with the overall intent of the Master Plan. The Site is located along Cactus Avenue and Rainbow Boulevard, both of which are heavily travelled arterial streets. IE is appropriate as the area is mostly planned Open Lands but more importantly the properties immediately west of the Site are zoned M-1. The Site is adjacent to railroad, also immediately to the west of the Site. Moreover, the Site sits just north of the elevated portion of the Cactus Avenue overpass. Finally, just north of the Site is a Clark County Public Works storage yard. Therefore, the trend is for industrial uses.

A change of the land use plan to IE satisfies the requirements set forth in Table 30.12-3(h):

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

The Site is planned for BE which generally supports a mix of office, distribution centers, warehouse/flex space, technology, and light-industry. Whereas the Applicant is requesting an amendment to IE, which supports a range of manufacturing uses. As discussed above, the proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goal for Enterprise, where the Site is located:



- EN-5 which encourages the protection and viability of industrial and employment areas.

The Site is currently vacant and located along Cactus Avenue and near Rainbow Boulevard, both heavily travelled rights-of-way and transportation hubs in the Las Vegas Valley. The Applicant is proposing a warehouse development with the outside display of equipment. The proposed master plan amendment to IE meets the Master Plan Goal in that it encourages the revitalization of this underutilized and vacant space along a transitioning corridor. Finally, the layout of the Site has been carefully considered for the surrounding uses, and will provide a harmonious and compatible use for the neighborhood.

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

The proposed master plan amendment to IE meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies.

For example, Policy 1.6.3 encourages economic opportunity. The proposed project accomplishes that identified policy. Not only will the project bring short term construction jobs, it will provide many long term and permanent jobs available to Clark County residents.

Additionally, there is a trend for more industrial uses. The Site is adjacent to the existing railroad and existing M-1 zoned properties and detention basins and the Clark County Public Works storage yard is just north of the Site. Therefore, the proposed amendment is in keeping with this consideration as identified in the Master Plan.

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

The Site is located near and among existing M-1 zoned properties, detention basins, a Clark County Public Works storage yard (APN: 176-26-601-002), and railroad.

- Policy 1.3.5 of the Countywide goals and policies, encourages neighborhood improvements.

Here, the proposed zone change will allow for the development of the vacant Site and provide a new warehouse project that would bring jobs to 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 Enterprise Planning Area contains an extremely diverse combination of land uses. This planning area is notable for the industrial uses in the Arden area and southern portion of Enterprise, as well as open lands, and residential and commercial uses throughout.

The proposed IE master plan amendment allows for greater flexibility of uses that are already contemplated in the surrounding area. The proposed warehouse with outside display of equipment has been highly sought after throughout the Las Vegas Valley. The proposed use will not only help Clark County as a whole, but will help many residents searching for jobs in the area. As a result, the master plan amendment to IE is compatible with surrounding and recently approved uses and the overall need for the Valley.

**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 IE will not have a negative effect on adjacent properties, transportation, or facilities. The surrounding area is increasingly industrial with existing properties zoned M-1 and existing storage yards in the area. Therefore, the proposed amendment and zone change will not have a negative effect on adjacent properties or on transportation services and facilities.

**6. The proposed amendment will 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. The Site is currently planned for business employment uses similar to warehouse and outside storage uses already existing in the area. Therefore, the proposed use will not create a negative impact to service in the area.

**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 or general welfare to the people of Clark County. 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.

Based on the above information, a master plan amendment to IE is appropriate, and 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

02/06/24 PC AGENDA SHEET

**PUBLIC HEARING**

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

**ZC-23-0823-DIAMOND CACTUS, LLC:**

**ZONE CHANGE** to reclassify 3.8 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone.

**DESIGN REVIEWS** for the following: 1) equipment rental facility; 2) outside storage and display.

Generally located on the north side of Cactus Avenue and the west side of Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-26-401-003; 176-26-401-004

**DESIGN REVIEWS:**

1. Equipment rental facility - construction or heavy equipment.
2. Outside storage and display as a principal use.

**PROPOSED LAND USE PLAN:**

ENTERPRISE - INDUSTRIAL EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.8 (gross)/3.3 (net)
- Project Type: Equipment rental facility with outside storage as a principal use
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 12,000 (Building area)/122,471 (Outside storage area)
- Parking Required/Provided: 33/33

**Site Plan**

The plan depicts a proposed building in the center of the property with a north-south orientation. The building is set back 90 feet from the north and east property lines, 183 feet from the west property line, and 223 feet from the south property line nearest to Cactus Avenue. Access to the site is provided by a 60 foot wide private right-of-way grant from the BLM for Rush Avenue extending across an undeveloped parcel from Torrey Pines Drive to the east. A 40 foot wide driveway at the end of a proposed cul-de-sac bulb for Rush Avenue will access the site. Parking

with 33 vehicle spaces, including 2 ADA spaces, is provided along the north and northeast sides of the property. Two bike racks with 4 short-term parking spaces are provided near the northwest corner of the building. A loading zone is located on the east side of the building. A covered trash enclosure is located on the west side of the building.

The southern two-thirds of the property will be paved and will feature areas to display equipment, to drop off, park, and fuel company vehicles, and for outdoor storage. Vehicular access to these areas is gained through two 24 foot sliding gates. The equipment display spaces are located along the east side of the site and include EV charging stations. The outside storage areas will be screened by an 8 foot tall decorative CMU security wall except for the southernmost portion of the property which has an existing 75 foot wide easement for 2 existing water lines and a fiber optic line. The area of the easement is screened with an 8 foot tall steel fence with mesh fabric in removable sections. Each side of the easement will be accessed by 30 foot wide decorative manual swing gates.

### Landscaping

Landscaping including trees and shrubs are depicted throughout the parking lot including the landscape finger islands. A minimum of 6 trees are required within the parking lot, and 13 large trees are provided. This includes 24 inch box Rocky Mountain Juniper and Willow Acacia trees which are low water use species in accordance with the Southern Nevada Water Authority (SNWA) and Southern Nevada Regional Planning Coalition (SNRPC) plant guides. Street landscaping is not provided as the property does not directly front on Rush Avenue or on Cactus Avenue.

### Elevations

The plans depict an office/warehouse building approximately 32 feet in height, which includes a stepped parapet. Overhead coiling doors are depicted on the east and west elevations. The exterior will have CMU construction with 3 different color band systems which will create decorative finishes on all building elevations. An aluminum storefront system with a metal awning is proposed for the main entrance on the north elevation. A metal awning is also shown along the east side of the building over 1 of the overhead door openings. The awnings, as well as several person doors, are proposed to match the overhead doors. An aluminum window system with glazing is indicated for all sides of the building.

### Floor Plans

The plans depict a 7,500 square foot warehouse area with 10 overhead door openings (5 on each side of the building) and 4 doors (2 on each side of the building). To the south of the warehouse area is a 1,500 square foot wash bay with 2 overhead door openings, 1 on each side of the building. To the north of the warehouse is a 1,714 square foot open display area where the main building entrance is located. The remaining 1,286 square feet includes several offices, conference room, employee breakroom, and restrooms.

### Lighting

The proposed site lighting consists of 13 poles located around the perimeter of the site, as well as 6 wall mounted light fixtures with cut off lenses on the building. The maximum height of the poles is 25 feet. Each pole will have 1 light fixture attached. All exterior light fixtures will have a dark

platinum finish. Per the lighting information provided, all proposed fixtures within 50 feet of a residential property line will be fully shielded with a house side shield. There are currently no residences within 50 feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the zone change is requested to allow outside storage as a principal use. The proposed development is for an equipment rental facility that has construction equipment and vehicles that can be stored outside. The 12,000 square foot building will include a warehouse, equipment wash bay, and office areas. The warehouse will house rental equipment received from customers and storage of materials. No equipment maintenance or repair will be performed at the site. The applicant states that the proposed development is compatible with the area and existing development, and is consistent with the Enterprise Land Use Plan, Title 30, and other regulations and policies. Additionally, the applicant states that site access and circulation do not negatively impact adjacent roadways or neighborhood traffic, building and landscape materials are appropriate, building design is harmonious and compatible with the surrounding development, public health, safety, and welfare are protected, and will comply with FAA requirements.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0897-07	Reclassified this site to M-D zoning for future development	Approved by BCC	September 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment & Open Lands	R-E & M-1	Undeveloped & Las Vegas Valley Water District property
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	R-E	Undeveloped
East	Open Lands	R-E	Undeveloped

This site is located within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

Application Number	Request
PA-23-700049	Plan amendment to redesignate the land use category of 3.8 acres from Business Employment (BE) to Industrial Employment (IE) is a companion item on this agenda.
VS-23-0824	A request to vacate easements and right-of-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**

Zone Change

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

The proposed zone change to M-1 requires approval of a concurrent amendment to redesignate the site from Business Employment (BE) to Industrial Employment (IE) so that the requested zone change may be in conformance to the Master Plan. There are several industrial uses in the surrounding area, including M-1 zoned properties, which are conforming to the IE land use designation. M-1 is also appropriate for the site since the property is located next to the Union Pacific Railroad where industrial uses with low density of people is encouraged. Therefore, the request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. The request is also consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Furthermore, the Master Plan states that industrial uses should be concentrated near airports, major transportation corridors, and railroads. For these reasons, staff finds the request for the M-1 zone is appropriate for this location.

Design Review #1

The proposed building appears to be compatible with the underlying designation of Industrial Employment as amended on the Master Plan, and the M-1 zone. The proposed site plan, landscape plan, and building elevations indicate appropriate design characteristics, building materials, and other architectural features to help create an orderly and aesthetically pleasing environment that is compatible and harmonious with the surrounding area. The proposed development is consistent with the Master Plan and meet the standards of Title 30; therefore, staff can recommend approval.

Design Review #2

The outside storage areas will be fully screened by an 8 foot tall decorative CMU security wall except for the southernmost portion of the property, which has an existing 75 foot wide easement for 2 existing water lines and a fiber optic line. The area of the easement is instead screcned with an 8 foot tall steel fence with mesh fabric in removable sections. Each side of the casement will be accessed by 30 foot wide decorative manual swing gates. The proposed screening is in conformance with the requirements of Title 30 and; therefore, staff can recommend approval.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 6, 2024 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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- The County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design review must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Provide paved legal access.

**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 #0464-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

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







# LAND USE APPLICATION 7A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>ZC-23-0823</u>      DATE FILED: <u>12/7/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>01/10/24</u></p> <p>PC MEETING DATE: <u>02/06/24</u></p> <p>BCC MEETING DATE: <u>03/06/24</u></p> <p>FEE: <u>\$1,725</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>DIAMOND CACTUS LLC c/o PETERSEN MANAGEMENT LLC</u></p> <p>ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 - 734 - 9393</u>      CELL: <u>702 - 768 - 1861</u></p> <p>E-MAIL: <u>dpetersen@visiconlv.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>PETERSEN MANAGEMENT LLC - DARREN C. PETERSEN, MANAGER</u></p> <p>ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 - 734 - 9393</u>      CELL: <u>702 - 768 - 1861</u></p> <p>E-MAIL: <u>dpetersen@visiconlv.com</u>      REF CONTACT ID #: <u>186247</u></p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>RICHARD C. GALLEGOS - D C PETERSEN PROFESSIONAL CONSULTANTS</u></p> <p>ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 - 734 - 9393</u>      CELL: <u>702 - 524 - 0054</u></p> <p>E-MAIL: <u>rgallegos@visiconlv.com</u>      REF CONTACT ID #: <u>168799</u></p> <p style="text-align: right; color: blue; font-size: 1.2em;">209097</p>

ASSESSOR'S PARCEL NUMBER(S): 176 - 26 - 401 - 003 & - 004

PROPERTY ADDRESS and/or CROSS STREETS: North side of Cactus Ave. at Southwest corner of Rush Ave. and Redwood St. alignments

PROJECT DESCRIPTION: Zone Change from R-e to M-1 & Design Review for 12,000 Sq Ft equipment rental facility with outdoor display on 3.75 Acres

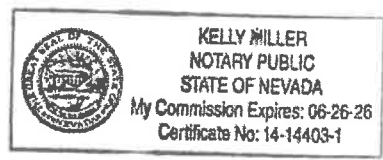
(I, We) the undersigned swear and say that I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 2, 2023 (DATE)

By Darren C. Petersen  
NOTARY PUBLIC: \_\_\_\_\_



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

**DC Petersen Professional Consultants**

5052 S. Jones Boulevard, Suite 110 Las Vegas, Nevada 89118 ph: (702)734-9393

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December 4, 2023

Clark County Planning  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, Nevada 89101

**PLANNER  
COPY**  
22-03-0823

Attn: Hunter White  
Principal Planner

**RE: Diamond Cactus Industrial Building  
APN: 176-26-401-003 and 004  
Justification Letter  
Zone Change and Design Review  
APR-23-100517**

**PROJECT NO.: 22-03**

Dear Hunter:

We respectfully request favorable consideration on the attached Zone Change and Design Review applications for the above referenced project.

The proposed Zone Change is from M-D to M-1 on 3.75 gross acres to allow Outside Storage as the Principal Use. The proposed development is for an Equipment Rental Facility that has construction equipment and vehicles that can be stored outside. The site is adjacent to a 200-foot Railroad easement on the west and the Cactus Avenue overpass Right of Way on the south. The east and north boundaries are adjacent to an undeveloped BLM owned parcel. The site access is taken from a 60 foot wide Right of Way grant from BLM for Rush Avenue from Torrey Pines Drive.

The Design Review is for a single-story Equipment Rental Facility building approximately 12,000 sf. The proposed building is 30'-8" high with a stepped parapet. The exterior walls are concrete masonry units comprising of 3 types of decorative finishes. 27 parking spaces are required, and 30 spaces have been provided. Title 30 compliant sire lighting has been provided with wall mounted light fixtures including cut off lens and 25-foot-high light poles. The interior of the building will have approximately 3,000 sf of Office area containing a manager's office, conference room, restroom facilities, employee breakroom and customer service kiosks. The remaining 9,000 sf of warehouse area will contain an equipment wash bay, rental equipment received from customers and storage of expensive materials, supplies and equipment. No equipment maintenance / repair will be performed at the site.

The proposal is appropriate based on the following findings of the facts:

1. The proposed development is compatible with adjacent development to the west and existing development in the area;
2. The proposed development is consistent with the applicable Enterprise Land Use Plan, Title 30, other regulations plans and policies of the County;

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the County;
5. Building elevations, design characteristics and other architectural and aesthetic features pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and
7. FAA and other additional requirements and standard if required will be complied with.

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

Sincerely,



Richard C. Gallegos  
Project Director



**PUBLIC HEARING**

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

**VS-23-0824-LAS VEGAS VALLEY WATER DISTRICT:**

**VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue (extended) and Cactus Avenue, and between Rainbow Boulevard and Torrey Pines Drive; and a portion of a right-of-way being Redwood Street located between Rush Avenue and Cactus Avenue; and a portion of right-of-way being Rush Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-26-401-003; 176-26-401-004; 176-26-401-006

**PROPOSED LAND USE PLAN:**

ENTERPRISE - INDUSTRIAL EMPLOYMENT

**BACKGROUND:**

**Project Description**

The request is to vacate the existing 30 foot rights-of-way for Redwood Street and Rush Avenue that were previously dedicated prior to the construction of the Cactus Avenue railroad overpass. The request is also to vacate the existing 3 foot wide to 33 foot wide patent easements along the west, north, and east boundaries of the subject properties.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0897-07	Reclassified this site to M-D zoning for future development	Approved by BCC	September 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment & Open Lands	R-E & M-1	Undeveloped & Las Vegas Valley Water District property
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	R-E	Undeveloped
East	Open Lands	R-E	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-23-700049	Plan amendment to redesignate the land use category of 3.8 acres from Business Employment (BE) to Industrial Employment (IE) is a companion item on this agenda.
ZC-23-0823	Zone change to reclassify the site to M-1 zoning with a design review for an equipment rental facility with outside and display storage as a principal use 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**

**NOT READY TO MERGE**

**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**

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

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

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

DRAFT







# VACATION APPLICATION 8A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0824</u> DATE FILED: <u>12/17/23</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>01/10/24</u> PC MEETING DATE: <u>02/06/24</u> BCC MEETING DATE: <u>03/06/24</u> FEE: <u>\$875</u>

<b>PROPERTY OWNER</b>	NAME: <u>Diamond Cactus LLC</u>
	ADDRESS: <u>5052 S. Jones Blvd., Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-734-9393</u> CELL: _____
	E-MAIL: <u>dpetersen@visiconlv.com</u>

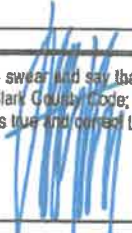
<b>APPLICANT</b>	NAME: <u>Diamond Cactus LLC</u>
	ADDRESS: <u>5052 S. Jones Blvd., Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-734-9393</u> CELL: _____
	E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>GCW, Inc.</u>
	ADDRESS: <u>1555 S. Rainbow Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-804-2182</u> CELL: <u>702-373-2608</u>
	E-MAIL: <u>nellerd@gcwengineering.com</u> REF CONTACT ID #: _____

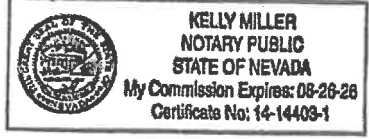
ASSESSOR'S PARCEL NUMBER(S): 176-26-401-003 & 176-26-401-004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Rainbow Blvd

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.

  
 \_\_\_\_\_  
**Property Owner (Signature)\***  
 STATE OF NEVADA  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON April 2, 2023 (DATE)  
 By Darren C Petersen  
 NOTARY PUBLIC: \_\_\_\_\_

Darren C Petersen  
 \_\_\_\_\_  
**Property Owner (Print)**



\*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.

November 06, 2023

Clark County Current Planning  
500 Grand Central Parkway 1<sup>st</sup> Floor  
Las Vegas, NV 89101

Attn: Hunter White  
Principal Planner

PLANNER  
COPY  
VS-23-0824

**RE: DIAMOND CACTUS INDUSTRIAL  
APN : 176 - 26 - 401 - 003 and -004  
VACATION OF PUBLIC RIGHT OF WAY and  
GOVERNMENT PATENT EASEMENTS  
JUSTIFICATION LETTER  
APR - 23 - 100517**

Dear Hunter

We respectfully request favorable consideration on the above referenced project for a Vacation and Abandonment application of public Right of Ways and Government Patent Easements.

The proposed Vacation is to vacate the existing 30 foot of Right of Way along Redwood Street and Rush Ave. previously dedicated prior to the construction of the Cactus Ave. railroad overpass. The proposed Vacation is to also vacate the existing 33 foot wide government patent easements along the west, north and east boundaries. The patent easements and right of ways are no longer needed as Rush Ave has been extended to the subject parcel and will provide future access to neighboring BLM parcels.

The proposed Vacation is appropriate based on the following finding of the facts:

1. The proposal is generally consistent with the Enterprise Land Use Plan, as amended or reflects conditions that have changed since the adoption of this plan.
2. The proposal is consistent with the standards and purposes of enumerated in the plan, Title 30 and/or NRS will not waive the building codes, fire codes, business license requirements, or any other requirement imposed by County, State or Federal regulations law.

Should you have any questions or require additional information please contact me at 702-524-0054.

Sincerely,



Richard C. Gallegos  
Project Director

**PUBLIC HEARING**

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

**PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:**

**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres.

Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-13-701-003; 176-13-701-026 ptn

**EXISTING LAND USE PLAN:**

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

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

**PROPOSED LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant indicates that the justification for this amendment is grounded in the fact that a portion of one of the subject properties included in this request (western half of 176-13-701-026) is already master planned Mid-Intensity Suburban Neighborhood (MN), allowing for greater density than the requested land use category of LN. The requested LN land use designation will allow for a better transition between the R-E (RNP-1) developments to the west and the RUD development to the east. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl. The strategic placement of LN adjacent to an existing Mid-Intensity Suburban Neighborhood (MN) to the east acts as a catalyst for in-fill development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Establish an RNP-1 Overlay district within portions of the Enterprise Planning Area	Approved by BCC	October 2005
UC-0480-99	Overhead electrical power transmission line along the eastern boundary of the site	Approved by PC	May 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	R-E (RNP-1)	Undeveloped
South	Ranch Estate neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential
West	Ranch Estate neighborhood (up to 2 du/ac)	R-E (RNP-1)	Undeveloped & single family residential

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

**Related Applications**

Application Number	Request
ZC-23-0826	Zone change to reclassify the site to an R-1 zone for a future residential development 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 from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single family detached homes. Supporting land uses include accessory dwelling units

and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) to not be compatible with the surrounding area. Edmond Steet currently acts as a clear line of demarcation between the Mid-Intensity Suburban Neighborhood (MN) to the east and the Ranch Estate Neighborhood (RN) to the west. The RN area west of the site and south of Cougar Avenue is zoned R-E (RNP-I) and is developed; and therefore, is still a viable RNP area. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278, and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for the LN land use category not appropriate for this location.

**Staff Recommendation**

Denial. If approved, 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 March 6, 2024 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:**

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

- No comment.

**TAB/CAC:**

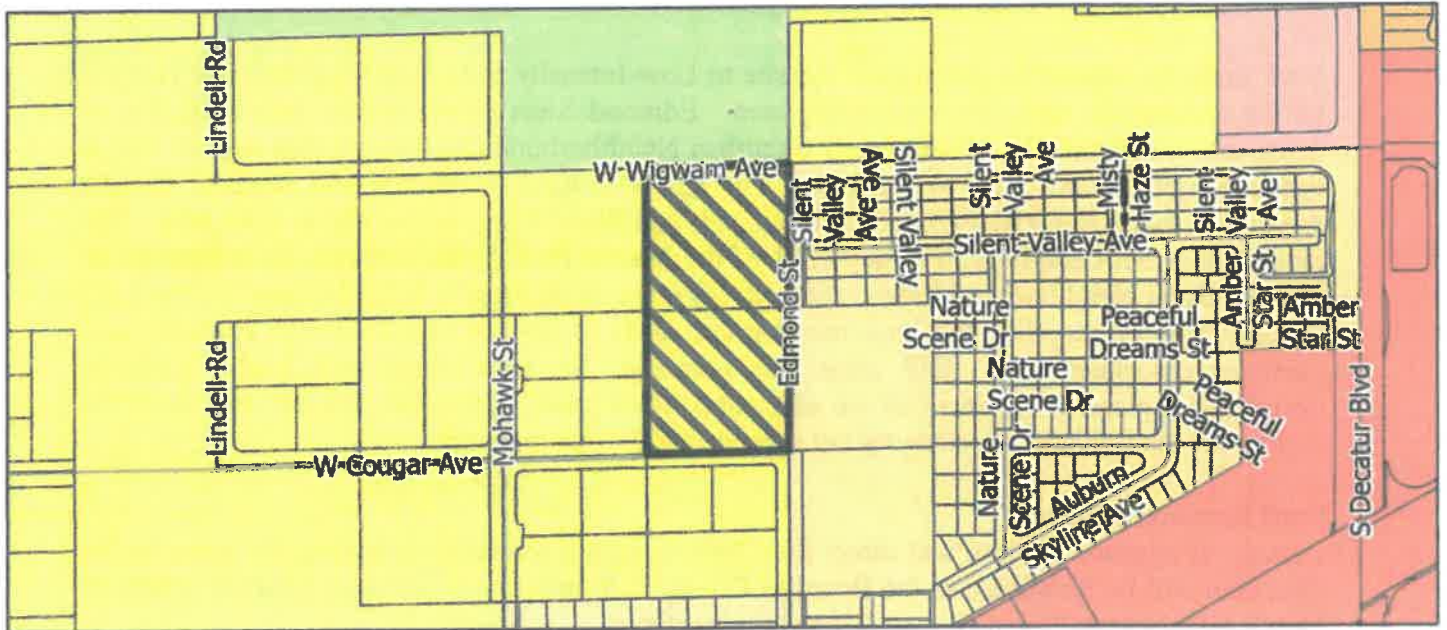
**APPROVALS:**

**PROTEST:**

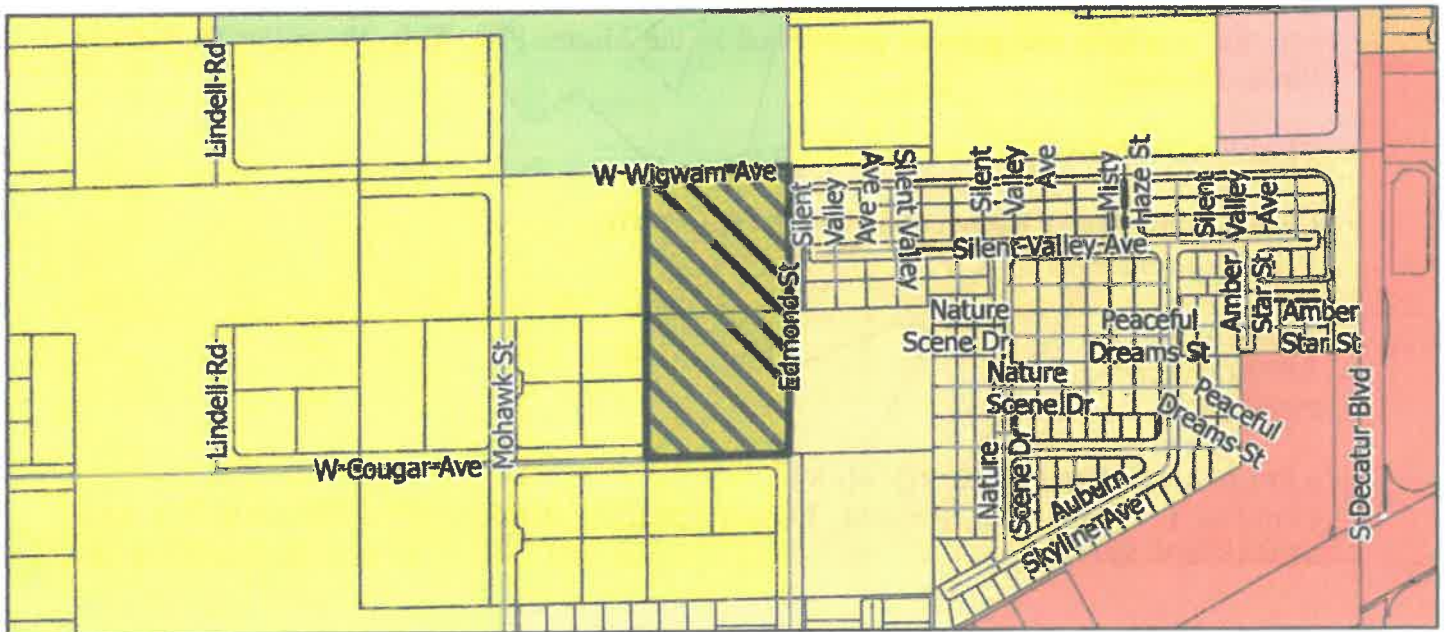
**APPLICANT:** KHUSROW ROOHANI

**CONTACT:** BLISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118

# Planned Land Use Amendment PA-23-700045



**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

**DRAFT**

**Enterprise  
Clark County, Nevada**

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





# MASTER PLAN AMENDMENT APPLICATION 9A

## DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

<b>APPLICATION TYPE</b>		APP. NUMBER: <u>PA-23-700045</u>	DATE FILED: <u>12-6-23</u>
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	PLANNER ASSIGNED: _____	
		TABICAC: <u>ENTERPRISE</u>	TABICAC MTG DATE: <u>1-10-24</u>
		PC MEETING DATE: <u>2-6-24</u>	
		BCC MEETING DATE: <u>3-6-24</u>	
		TRAILS? <input type="checkbox"/> YES <input type="checkbox"/> NO	
		FEE: <u>\$2700.00</u>	

PROPERTY OWNER	NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u>
	ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-249-0777</u> CELL: _____
	E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____

APPLICANT	NAME: <u>Khusrow Roohani</u>
	ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-249-0777</u> CELL: _____
	E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering; Attn: Jessica Walesa</u>
	ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-13-701-003

CURRENT LAND USE PLAN DESIGNATION: RN

REQUESTED LAND USE PLAN DESIGNATION: LN

PROPERTY ADDRESS and/or CROSS STREETS: Wigwam Ave and Edmond St

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

Khusrow Roohani

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

STATE OF Nevada

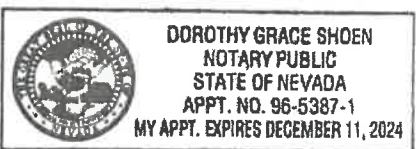
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-13-2023 (DATE)

By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoen

PLANNER COPY



\*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.



# MASTER PLAN AMENDMENT APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	APP. NUMBER: <u>PA-23-700095</u> DATE FILED: <u>12-6-23</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>1-10-24</u> PC MEETING DATE: <u>2-6-24</u> BCC MEETING DATE: <u>3-6-24</u> TRAILS? <input type="checkbox"/> YES <input type="checkbox"/> NO FEE: <u>\$ 2,700.00</u>

PROPERTY OWNER	NAME: <u>Ramak Roohani</u>
	ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-249-0777</u> CELL: _____
	E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____

APPLICANT	NAME: <u>Khusrow Roohani</u>
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CORRESPONDENT	NAME: <u>Taney Engineering; Attn: Jessica Walesa</u>
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	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): A portion of 176-13-701-026

CURRENT LAND USE PLAN DESIGNATION: RN

REQUESTED LAND USE PLAN DESIGNATION: LN

PROPERTY ADDRESS and/or CROSS STREETS: Wigwam Ave and Edmond St

(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]      Ramak Roohani      **PLANNER COPY**

Property Owner (Signature)\*      Property Owner (Print)


STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-13-2023 (DATE)

By Ramak Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



**DOROTHY GRACE SHOEN**  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 APPT. NO. 96-5387-1  
 MY APPT. EXPIRES DECEMBER 11, 2024

\*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.

Page 2 of 5





# AUTHORIZATION TO SUBMIT APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: APR-23-101254 (PA-23-70045)

Application Materials have been deemed ready to submit  without revisions  with minor revisions.

Notes: SEPARATE JUSTIFICATION LETTERS, FIX MINOR ERRORS  
ON APPLICATIONS AS NOTED IN SEPARATE LETTER.

By: RICHARD RUGGLES, PRINCIPAL PLANNER Date: 11-16-23

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

### Required Application(s):

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Master Plan Amendment     | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM)            |
| <input checked="" type="checkbox"/> Land Use                  | <input type="checkbox"/> Land Use – Waiver of Conditions (WC)          | <input type="checkbox"/> Vacation and Abandonment (VS) |
| <input checked="" type="checkbox"/> Zone Change (ZC)          | <input type="checkbox"/> Land Use – Application for Review (AR)        | <input type="checkbox"/> Other:                        |
| <input type="checkbox"/> Special Use Permit (UC)              | <input type="checkbox"/> Land Use – Extension of Time (ET)             |  |
| <input type="checkbox"/> Waiver of Development Standards (WS) |  |  |
| <input type="checkbox"/> Design Review (DR)                   |  |  |

### Required Fees:

- > Refer to the attached Fee Sheet.

### Next Steps:

- > Review the attached submittal requirements for the applicable application type(s).
- > Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- > Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- > When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- > Once fees are paid, the application(s) will be considered "Submitted".



## TANEY ENGINEERING

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

December 4, 2023

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

**Re: Wigwam & Edmond SWC  
 APR-23-101254  
 APN: 176-13-701-003 & a portion of 176-13-701-026  
 Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Master Plan Amendment for a future single-family residential development.

### Parcel Information

The subject parcels are 5 gross-acres and are located south of Wigwam Avenue, north of Cougar Avenue, and east and west of Edmond Street. The parcels are currently zoned R-E (Rural Estates Residential), with a planned land use of RN (Ranch Estate Neighborhood) and MN (Mid-Intensity Suburban Neighborhood) and lie within an RNP-I (Rural Neighborhood Preservation) Overlay District. A Master Plan Amendment and separate Zone Boundary Amendment are requested in support of a future single-family residential development that has not yet been designed.

### Master Plan Amendment

This request is to amend the land use of APN: 176-13-701-003 and the west portion of APN: 176-13-701-026 to LN (Low-Intensity Suburban Neighborhood) from RN (Ranch Estate Neighborhood). This is requested in support of the proposed rezoning to R-1 (Single-Family Residential District). The parcels are adjacent to properties master planned OL (Open Lands) to the north, MN (Mid Intensity Suburban Neighborhood) to the east and south, and RN (Ranch Estate Neighborhood) to the south and west.

The justification for this amendment is grounded in the fact that a portion of the site not included in this request is already master planned as MN (Mid-Intensity Suburban Neighborhood), allowing for greater density than the requested land use category of LN. This strategic alignment with the existing master plan designation is considered appropriate for the area. The proposed transition to Low-Intensity Suburban Neighborhood and subsequent rezoning reflects a comprehensive approach to land use planning, addressing the evolving dynamics of the region.

Furthermore, this Master Plan Amendment aligns with the pressing need for infill developments within Clark County. Infill development is crucial for optimizing land use, promoting sustainability, and fostering a more connected and integrated urban fabric. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, ensuring efficient land utilization. The proposed land use designation acts as a catalyst for infill development, blending residential spaces harmoniously within the existing community while responsibly addressing the increasing demand for housing.



The proposed amendment not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The amendment, in conjunction with the Zone Boundary Amendment, prioritizes a forward-thinking approach to land use planning. It aims to optimize the subject parcels with due consideration for their specific geographical and environmental context, ensuring a sustainable and resilient development that aligns with the long-term vision for the region.

We are hopeful that this letter clearly describes the requests. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson  
Senior Land Planner



02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:**

**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-1) Zone to an R-1 (Single Family Residential) Zone for a future single family residential development.

Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-13-701-003; 176-13-701-026

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the request is appropriate for this site since the abutting areas to the east of Edmond Street are developed with single family residences in an RUD zone or are undeveloped areas planned for Mid-Intensity Suburban Neighborhood (up to 8 du/ac). These existing and planned land uses allow higher densities than being requested for the site. The proposed request will allow for a better transition area between the existing and planned land uses to the east and the existing Rural Neighborhood Preservation Areas to the west and south. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl. The strategic placement of R-1 zoning adjacent to an existing RUD zoned residential development to the east acts as a catalyst for in-fill development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Established an RNP-1 Overlay district within portions of the Enterprise Planning Area	Approved by BCC	October 2005

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0480-99	Overhead electrical power transmission line along the eastern boundary of the site	Approved by PC	May 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	R-E (RNP-1)	Undeveloped
South	Ranch Estate neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD & R-E (RNP-1)	Single family residential
West	Ranch Estate neighborhood (up to 2 du/ac)	R-E (RNP-1)	Undeveloped & single family residential

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

**Related Applications**

Application Number	Request
PA-23-700045	Plan Amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the request to reclassify the site to R-1 zoning to not be compatible with the surrounding area. Edmond Street currently acts as a clear line of demarcation between the RUD zoning to the east and the R-E (RNP-1) zoning to the west. The R-E (RNP-1) area south of Cougar Avenue is developed; and therefore, is still a viable RNP area. The applicant states the existing RUD zoned residential development and undeveloped areas planned Mid-Intensity Suburban Neighborhood (up to 8 du/ac) to the east across Edmond Street makes the site inappropriate for R-E (RNP-1) zoning. Adjacent parcels to the south and west of the site are developed with single family residences in an R-E (RNP-1) zone. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for R-1 zoning not appropriate for this location.

### **Department of Aviation**

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

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 6, 2024 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

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

- Right-of-way dedication to include 40 feet for Wigwam Avenue, 30 feet for Edmond Street and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

#### **Department of Aviation**

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

#### **Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KHUSROW ROOHANI

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118

DRAFT





# LAND USE APPLICATION 10A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>ZC-23-0826</u>      DATE FILED: <u>12-6-23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>ENTERPRISE</u>      TAB/CAC DATE: <u>1-10-24</u></p> <p>PC MEETING DATE: <u>2-6-24</u></p> <p>BCC MEETING DATE: <u>3-6-24</u></p> <p>FEE: <u>\$1,050.00</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u></p> <p>ADDRESS: <u>9500 Hillwood Drive #201</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-249-0777</u>      CELL: _____</p> <p>E-MAIL: <u>sevenvalleysrealty@yahoo.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Khusrow Roohani</u></p> <p>ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-249-0777</u>      CELL: _____</p> <p>E-MAIL: <u>sevenvalleysrealty@yahoo.com</u>      REF CONTACT ID #: _____</p>
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ASSESSOR'S PARCEL NUMBER(S): 176-13-701-003

PROPERTY ADDRESS and/or CROSS STREETS: Wigwam Ave and Edmond St

PROJECT DESCRIPTION: Requesting rezoning from R-E (RNP-I) to R-1

(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]      KHUSROW ROOHANI      **PLANNER COPY**

Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-13-2023 (DATE)

By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoem

DOROTHY GRACE SHOEN  
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\*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. Page 1 of 6



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>ZC-23-0826</u>      DATE FILED: <u>12-6-23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>ENTERPRISE</u>      TAB/CAC DATE: <u>1-10-24</u></p> <p>PC MEETING DATE: <u>2-6-24</u></p> <p>BCC MEETING DATE: <u>3-6-24</u></p> <p>FEE: <u>\$1,050.00</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Ramak Roohani</u></p> <p>ADDRESS: <u>9500 Hillwood Drive #201</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-249-0777</u>      CELL: _____</p> <p>E-MAIL: <u>sevenvalleysrealty@yahoo.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Khusrow Roohani</u></p> <p>ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-249-0777</u>      CELL: _____</p> <p>E-MAIL: <u>sevenvalleysrealty@yahoo.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Taney Engineering; Attn: Jessica Walesa</u></p> <p>ADDRESS: <u>6030 S Jones Blvd</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-362-8844</u>      CELL: _____</p> <p>E-MAIL: <u>jessicaw@taneycorp.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-13-701-026

PROPERTY ADDRESS and/or CROSS STREETS: Wigwam Ave and Edmond St

PROJECT DESCRIPTION: Requesting rezoning from R-E (RNP-I) to R-1

(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)\*

Ramak Roohani  
Property Owner (Print)

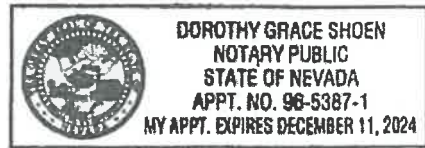
PLANNER COPY

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-13-2003 (DATE)

By Ramak Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity of 6



# AUTHORIZATION TO SUBMIT APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: APR-23-101254 (ZC-23-0826)

Application Materials have been deemed ready to submit  without revisions  with minor revisions.

Notes: SEPARATE JUSTIFICATION LETTERS, FIX MINOR ERRORS  
ON APPLICATIONS AS NOTED IN SEPARATE LETTER.

By: RICHARD RUEGGLES PRINCIPAL PLANNER Date: 11-16-23

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

**Required Application(s):**

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Master Plan Amendment     | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM)            |
| <input checked="" type="checkbox"/> Land Use                  | <input type="checkbox"/> Land Use – Wavier of Conditions (WC)          | <input type="checkbox"/> Vacation and Abandonment (VS) |
| <input checked="" type="checkbox"/> Zone Change (ZC)          | <input type="checkbox"/> Land Use – Application for Review (AR)        | <input type="checkbox"/> Other:                        |
| <input type="checkbox"/> Special Use Permit (UC)              | <input type="checkbox"/> Land Use – Extension of Time (ET)             |  |
| <input type="checkbox"/> Waiver of Development Standards (WS) |  |  |
| <input type="checkbox"/> Design Review (DR)                   |  |  |

**Required Fees:**

- > Refer to the attached Fee Sheet.

**Next Steps:**

- > Review the attached submittal requirements for the applicable application type(s).
- > Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- > Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- > When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- > Once fees are paid, the application(s) will be considered "Submitted".



## TANEY ENGINEERING

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

December 4, 2023

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

**Re: Wigwam & Edmond SWC**  
**APR-23-101254**  
**APN: 176-13-701-003 & a portion of 176-13-701-026**  
**Justification Letter**

PLANNER COPY

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Zone Boundary Amendment for a future single-family residential development.

### Parcel Information

The subject parcels are 5 gross-acres and are located south of Wigwam Avenue, north of Cougar Avenue, and east and west of Edmond Street. The parcels are currently zoned R-E (Rural Estates Residential), with a planned land use of RN (Ranch Estate Neighborhood) and MN (Mid-Intensity Suburban Neighborhood) and lie within an RNP-I (Rural Neighborhood Preservation) Overlay District. A Zone Boundary Amendment and separate Master Plan Amendment are requested in support of a future single-family residential development that has not yet been designed.

### Zone Boundary Amendment

This request is to rezone the subject parcels to R-1 (Single-Family Residential District) from R-E (Rural Estates Residential). The parcels are adjacent to properties zoned R-E (Rural Estates Residential District) and RUD (Residential Urban Density District) to the north, RUD (Residential Urban Density District) to the east, and R-E (Rural Estates Residential District) to the south and west.

The zoning is appropriate since a portion of the site that is already master planned as MN (Mid-Intensity Suburban Neighborhood). This master plan designation allows for greater density than the requested R-1 (Single-Family Residential District) zoning category. The proposed zoning is considered suitable for the area, strategically serving as a buffer between the more intense RUD (Residential Urban Density District) development to the north and east and the existing rural neighborhood developments to the south and west.

Furthermore, this Zone Boundary Amendment aligns with the pressing need for infill developments within Clark County. Infill development is essential for optimizing land use, promoting sustainability, and fostering a more connected and integrated urban fabric. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, ensuring efficient land utilization. The proposed zoning acts as a catalyst for infill development, blending residential spaces harmoniously within the existing community while responsibly addressing the increasing demand for housing.

This proposed amendment not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The rezoning, in conjunction with the Master Plan



Amendment, prioritizes a forward-thinking approach to land use planning, aiming to optimize the subject parcels with due consideration for their specific geographical and environmental context. This ensures a sustainable and resilient development that aligns with the long-term vision for the region.

We are hopeful that this letter clearly describes the requests. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson  
Senior Land Planner



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** PA-23-700045/ZC-23-0826

**TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)**

TAB/CAC: Enterprise TAB Time: 6:00 p.m.

Date: 1/10/2024

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

**PLANNING COMMISSION (PC)**

Date: 2/6/2024 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

**BOARD OF COUNTY COMMISSIONERS (BCC)**

Date: 3/6/2024 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

**Please Note:**

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
  - Site plans
  - Landscape plans
  - Elevations
  - Floor plans
  - Photos
  - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

02/06/24 PC AGENDA SHEET

**PUBLIC HEARING**

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

**PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:**

**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres.

Generally located on the northeast corner of Frias Avenue and Fairfield Avenue within Enterprise. MN/gc (For possible action)

**RELATED INFORMATION:**

**APN:**

177-28-702-017

**EXISTING LAND USE PLAN:**

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

**PROPOSED LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the request for Low-Intensity Suburban Neighborhood (LN) is appropriate for the site since the adjacent properties to the north are also planned LN and the adjacent property to the east, although zoned R-E (RNP-I), is a non-residential place of worship. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-1340-05	Waived street intersection off-set for a proposed 4 lot residential subdivision - expired	Approved by PC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Place of worship

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

**Related Applications**

Application Number	Request
ZC-23-0830	A zone change to reclassify the site from R-E (RNP-I) to R-1 zoning for future residential development 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 from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Low-Intensity Suburban Neighborhood (LN) is compatible with the surrounding area. The adjacent properties to the north are planned LN along with the properties to the southeast. Although the 2 parcels to the east and northeast planned for Ranch Estate Neighborhood (RN) would be cutoff from the other RN planned properties to the west and south by a change to LN on this site, those 2 parcels are not viable as RN planned or R-E (RNP-I) zoned properties. The parcel to the east is developed as a place of worship, and therefore, is not even a residential property. The parcel to the northeast is adjacent to LN planned and R-D zoned



properties to the north and west, and places of worship to the east and south; and therefore, already is an isolated RN planned parcel that is located adjacent to an arterial street (Bermuda Road). Furthermore, public rights-of-way (Fairfield Avenue and Frias Avenue) will separate the proposed LN on the subject site from the existing RN planned properties to the west and south. The request complies with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the LN land use category is appropriate for this location.

**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 March 6, 2024 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:**

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

- No comment.

**TAB/CAC:**

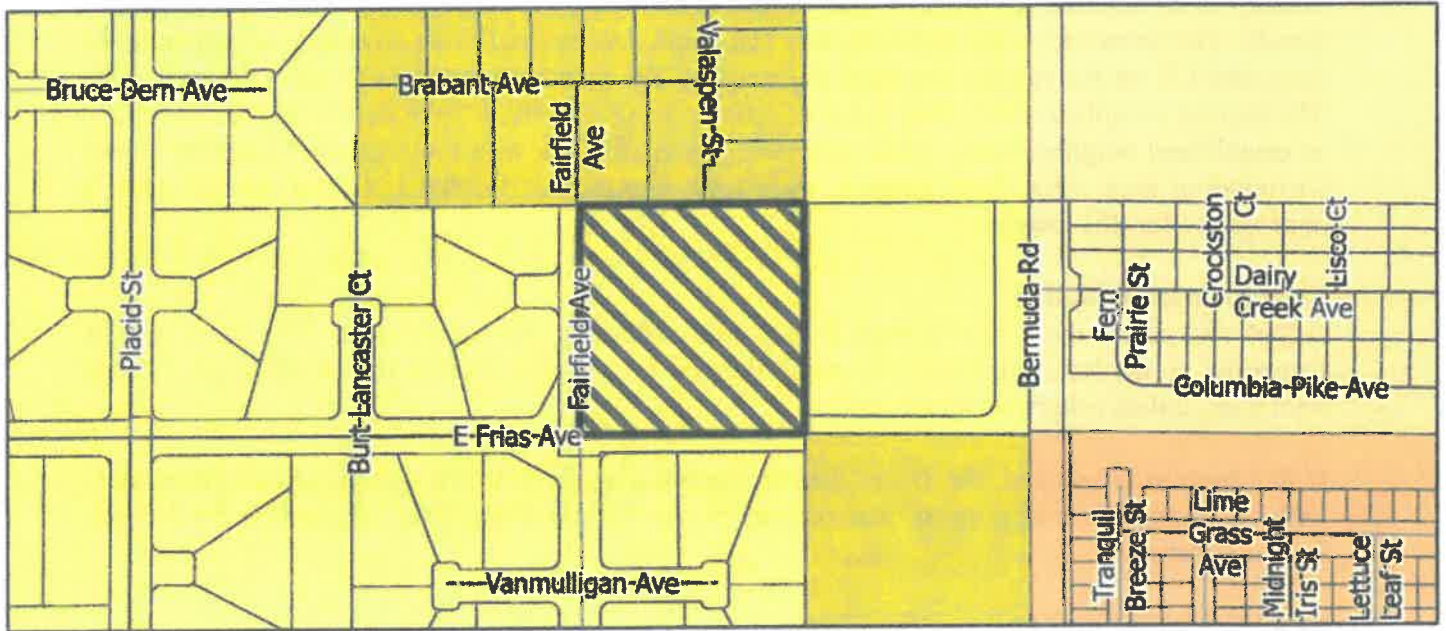
**APPROVALS:**

**PROTEST:**

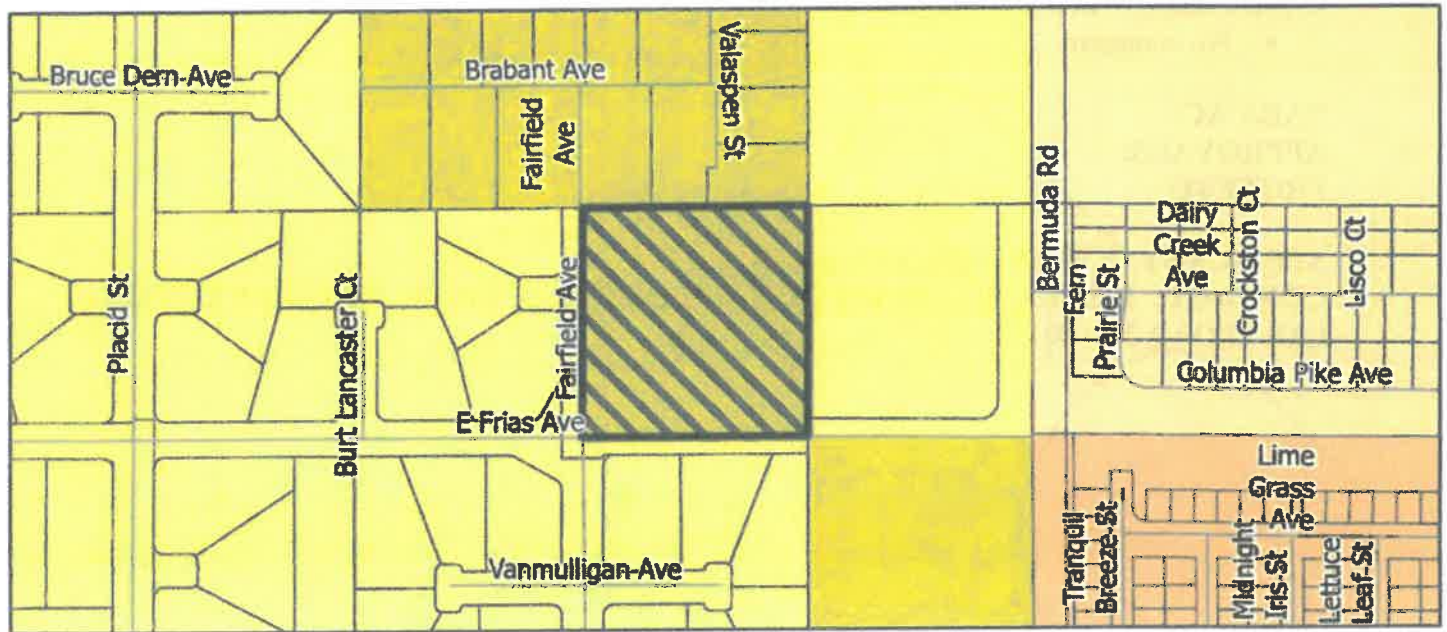
**APPLICANT:** KHUSROW ROOHANI

**CONTACT:** JESSICA WALESA, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,  
LAS VEGAS, NV 89118

# Planned Land Use Amendment PA-23-700046



**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)

Planning Areas

Requested Area To Change

DRAFT

**Enterprise  
Clark County, Nevada**

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



# MASTER PLAN AMENDMENT APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 11A

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE	APP. NUMBER: <u>PA-23-700046</u>	DATE FILED: <u>12/7/23</u>
	PLANNER ASSIGNED: _____	
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	TAB/CAC: <u>ENTERPRISE</u>	TAB/CAC MTG DATE: <u>1/10/24</u> e.6:00 PM
	PC MEETING DATE: <u>2/6/24 @ 7:00 P.M.</u>	
	BCC MEETING DATE: <u>3/6/24 @ 9:00 A.M.</u>	
	TRAILS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<u>COMPANION STEP</u>
	FEE: <u>\$2,700.00</u>	<u>20-23-0830</u>

PROPERTY OWNER	NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u>
	ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-249-0777</u> CELL: _____
	E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____

APPLICANT	NAME: <u>Khusrow Roohani</u>
	ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-249-0777</u> CELL: _____
	E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering; Attn: Jessica Walesa</u>
	ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>jessicaw@taneycorp.com</u> REF CONTACT ID #: <u>259 044</u>

ASSESSOR'S PARCEL NUMBER(S): 177-28-702-017

CURRENT LAND USE PLAN DESIGNATION: RN

REQUESTED LAND USE PLAN DESIGNATION: LN

PROPERTY ADDRESS and/or CROSS STREETS: Frias Ave and Fairfield Ave

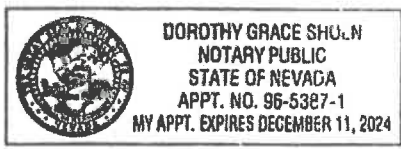
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/25/23 (DATE)  
 By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



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



## TANEY ENGINEERING

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

December 4, 2023

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

Re: **Frias & Fairfield**  
**APR-23-101253**  
**APN: 177-28-702-017**  
**Justification Letter**

PA-23-700046  
**PLANNER  
COPY**

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Master Plan Amendment for a future single-family residential development.

### Parcel Information

The subject parcel is 2.5 gross-acres and is located north of Frias Avenue and east of Fairfield Avenue. The parcel is currently zoned R-E (Rural Estates Residential), with a planned land use of RN (Ranch Estate Neighborhood) and lies within an RNP-I (Rural Neighborhood Preservation) Overlay District. A Master Plan Amendment and separate Zone Boundary Amendment are requested in support of a future single-family residential development that has not yet been designed.

### Master Plan Amendment

This request is to amend the land use of the subject parcel to LN (Low-Intensity Suburban Neighborhood) from RN (Ranch Estate Neighborhood). This is requested in support of the proposed rezoning to R-1 (Single-Family Residential District). The parcel is adjacent to properties master planned LN (Low-Intensity Suburban Neighborhood) to the north and RN (Ranch Estate Neighborhood) to the east, south, and west.

The justification for this amendment is based on the adjacency of the subject parcel to properties with the same land use to the north and a non-residential religious facility to the east. This strategic alignment with existing land use and the proposed zoning change is deemed appropriate for the area. The proposed shift to Low-Intensity Suburban Neighborhood and subsequent rezoning reflects a forward-thinking approach to land use planning, emphasizing adaptability to the evolving dynamics of the region.

Furthermore, the proposed Master Plan Amendment respond to the urgent need for infill developments within Clark County. Infill development is crucial for optimizing land use, promoting sustainability, and fostering a more connected and integrated urban fabric. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, ensuring efficient land utilization. The proposed Low-Intensity Suburban Neighborhood acts as a catalyst for infill development, blending residential spaces harmoniously within the existing community while responsibly addressing the growing demand for housing.

This application not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The Master Plan Amendment, in conjunction with the Zone Boundary Amendment, prioritizes a forward-thinking approach to land use planning, aiming to optimize the subject



parcel with due consideration for its specific geographical and environmental context. This ensures a sustainable and resilient development that aligns with the long-term vision for the region.

We are hopeful that this letter clearly describes the requests. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson  
Senior Land Planner

PA-23-700046  
PLANNER  
COPY



02/06/24 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:**

**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-1 (Single Family Residential) Zone for a future residential development.

Generally located on the northeast corner of Frias Avenue and Fairfield Avenue within Enterprise (description on file). MN/gc/xx (For possible action)

**RELATED INFORMATION:**

**APN:**

177-28-702-017

**PROPOSED LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the request for R-1 zoning is appropriate for the site since there are existing developments with greater density in the area such as the R-3 and RUD developments approximately 500 feet to the east. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-1340-05	Waived street intersection off-set for a proposed 4 lot residential subdivision - expired	Approved by PC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Place of worship

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

### Related Applications

Application Number	Request
PA-23-700046	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the request to reclassify the site to R-1 zoning to not be compatible with the surrounding area. The proposed R-1 zoning does not provide for an appropriate transition from the R-D zoned residences to the north to the R-E (RNP-I) zoned residences to the south; or from the R-E (RNP-I) zoned place of worship to the east to the R-E (RNP-I) zoned residences to the west. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278, and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. Suggested strategies in the Master Plan include providing transitioning densities with larger lots adjacent to RNP areas or clustering higher intensity housing units away from the shared edge of the RNP. Given the small size of the subject property (2.5 acres), utilizing such strategies would be hard to accomplish. Staff finds that a zone change to R-D would be more compatible with the surrounding area, as opposed to the R-1 zoning request. For these reasons, staff finds the request for R-1 zoning not appropriate for this location.

#### Department of Aviation

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



**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 6, 2024 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KHUSROW ROOHANI**

**CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,  
LAS VEGAS, NV 89118**

**DRAFT**



# LAND USE APPLICATION 12A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>2c-23-0830</u>      DATE FILED: <u>12/7/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>ENTERPRISE</u>      TAB/CAC DATE: <u>1/10/24</u></p> <p>PC MEETING DATE: <u>2/6/24 @ 7:00 P.M.</u>      @ <u>6:00 PM</u></p> <p>BCC MEETING DATE: <u>3/6/24 @ 9:00 A.M.</u></p> <p>FEE: <u>\$1,050.00</u>      <u>COMPANION ITEM: PA-23-700046</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u></p> <p>ADDRESS: <u>9500 Hillwood Drive #201</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-249-0777</u>      CELL: _____</p> <p>E-MAIL: <u>sevenvalleysrealty@yahoo.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Khusrow Roohani</u></p> <p>ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-249-0777</u>      CELL: _____</p> <p>E-MAIL: <u>sevenvalleysrealty@yahoo.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Taney Engineering; Attn: Jessica Walesa</u></p> <p>ADDRESS: <u>6030 S Jones Blvd</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-362-8844</u>      CELL: _____</p> <p>E-MAIL: <u>jessicaw@taneycorp.com</u>      REF CONTACT ID #: <u>259044</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177-28-702-017

PROPERTY ADDRESS and/or CROSS STREETS: Frias Ave and Fairfield Ave

PROJECT DESCRIPTION: Requesting rezone from R-E (RNP-I) to R-1

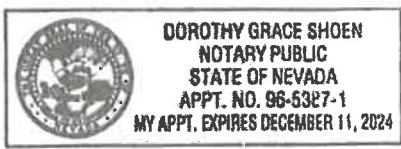
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-25-23 (DATE)  
 By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



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



## TANEY ENGINEERING

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

December 4, 2023

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

Re: **Frias & Fairfield**  
**APR-23-101253**  
**APN: 177-28-702-017**  
**Justification Letter**

2 c-23-0890  
**PLANNER  
COPY**

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Zone Boundary Amendment for a future single-family residential development.

### **Parcel Information**

The subject parcel is 2.5 gross-acres and is located north of Frias Avenue and east of Fairfield Avenue. The parcel is currently zoned R-E (Rural Estates Residential), with a planned land use of RN (Ranch Estate Neighborhood) and lies within an RNP-I (Rural Neighborhood Preservation) Overlay District. A Zone Boundary Amendment and separate Master Plan Amendment are requested in support of a future single-family residential development that has not yet been designed.

### **Zone Boundary Amendment**

This request is to rezone the subject parcel to R-1 (Single-Family Residential District) from R-E (Rural Estates Residential). The parcel is adjacent to properties zoned R-D (Suburban Estates Residential District) to the north and R-E (Rural Estates Residential District) to the east, south, and west.

The justification for this rezoning is anchored in the comparative intensity of zoning in the surrounding area. Notably, there are existing developments with greater density, including a development approximately 500 feet to the east zoned R-3 (Multiple-Family Residential). Given that the proposed R-1 (Single-Family Residential District) zoning category is less intense than these developments, including the adjacent non-residential religious facility, we believe that the request is fitting and appropriate for the area. This strategic shift in zoning aligns with the broader community's need for thoughtful development that adapts to the evolving dynamics of the region.

Furthermore, this Zone Boundary Amendment acknowledges the pressing need for infill developments within Clark County. As urban areas expand, infill development becomes crucial for optimizing land use and minimizing urban sprawl. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, promoting efficient land utilization and fostering a more connected and integrated urban fabric. The proposed zoning acts as a catalyst for infill development, ensuring a harmonious blend of residential spaces that enrich the existing community while addressing the increasing demand for housing in a responsible and sustainable manner.



This application not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The rezoning, in conjunction with the Master Plan Amendment, prioritizes a forward-thinking approach to land use planning. It aims to optimize the subject parcel with due consideration for its specific geographical and environmental context, ensuring a sustainable and resilient development that aligns with the long-term vision for the region.

We are hopeful that this letter clearly describes the requests. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson  
Senior Land Planner

ZC-23-0830  
**PLANNER  
COPY**



02/06/24 PC AGENDA SHEET

**PUBLIC HEARING**

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

**PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres.

Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/rk (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-15-801-045

**EXISTING LAND USE PLAN:**

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

**PROPOSED LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that this amendment is justified by the unique characteristics of the subject parcel and its proximity to approved entitlements for adjacent single family residential developments. Directly to the southeast and northwest are approved R-1 and R-D zoned developments, respectively. According to the applicant, this proposed amendment is deemed appropriate as it aligns with and complements these neighboring future developments by ensuring compatibility with those with proposed densities greater than that allowed by the RN (Ranch Estate Neighborhood) land use. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious residential environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use and minimizing urban sprawl.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified this parcel and the surrounding 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
Southeast	Ranch Estate Neighborhood (up to 2 du/ac)	R-1	Single family residential
Northwest	Ranch Estate Neighborhood (up to 2 du/ac)	R-D	Single family residential

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

**Related Applications**

Application Number	Request
ZC-23-0832	Zone change to reclassify the site from R-E (RNP-I) to R-D zoning for future residential development 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 from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.



Even though this request does not comply with Policy 1.5.2 of the Master Plan which promotes standards to protect the established character and lifestyles associated with RNP areas, staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) appropriate due to the approved zoning entitlements on neighboring parcels. Since 2021 there have been 2 residential subdivisions approved with densities greater than that allowed by the RN (Ranch Estate Neighborhood) land use category. These projects are generally located east of Tenaya Way. The abutting R-1 zoned project to the southeast consists of 27 lots on 9.3 acres, and the abutting R-D zoned project to the northwest consists of 94 lots on 37.9 acres. Furthermore, this proposal will still maintain harmonious low density residential development which will serve as a transitional buffer between the established Rural Ranch Estate homes to the west and the higher density and intensity projects farther east toward Rainbow Boulevard.

**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 March 6, 2024 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:**

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

- No comment.

**TAB/CAC:**

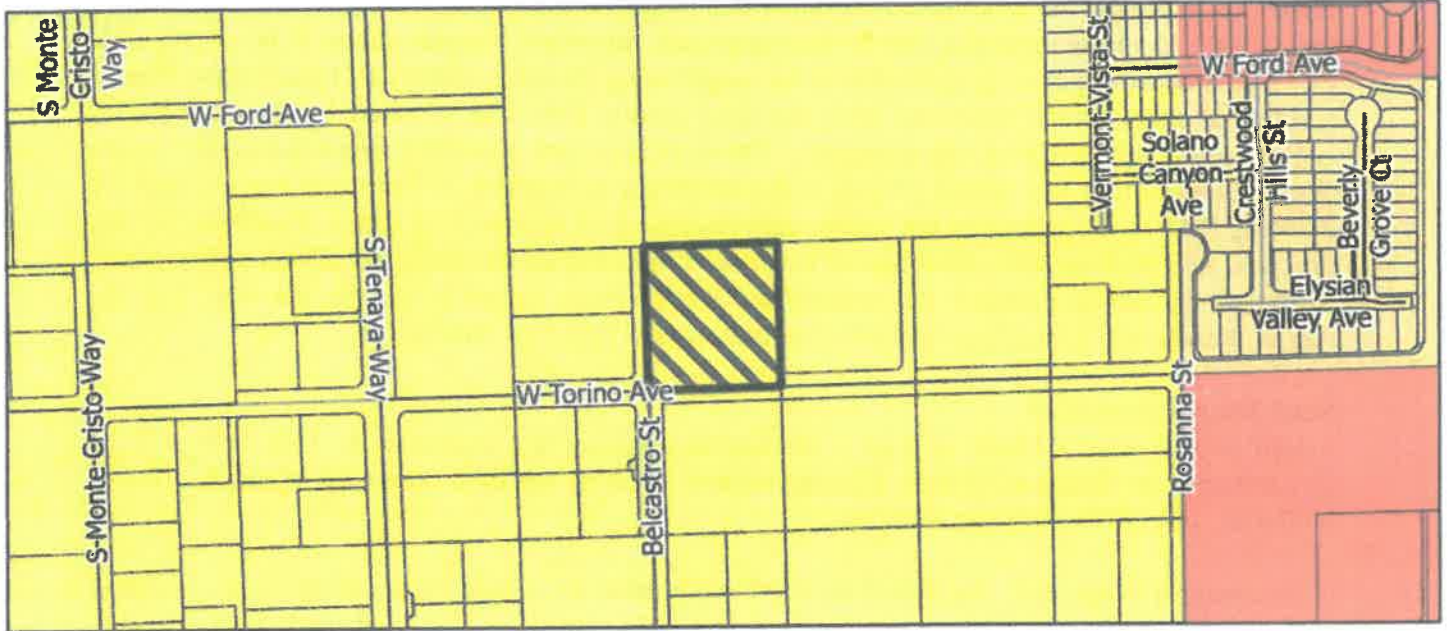
**APPROVALS:**

**PROTEST:**

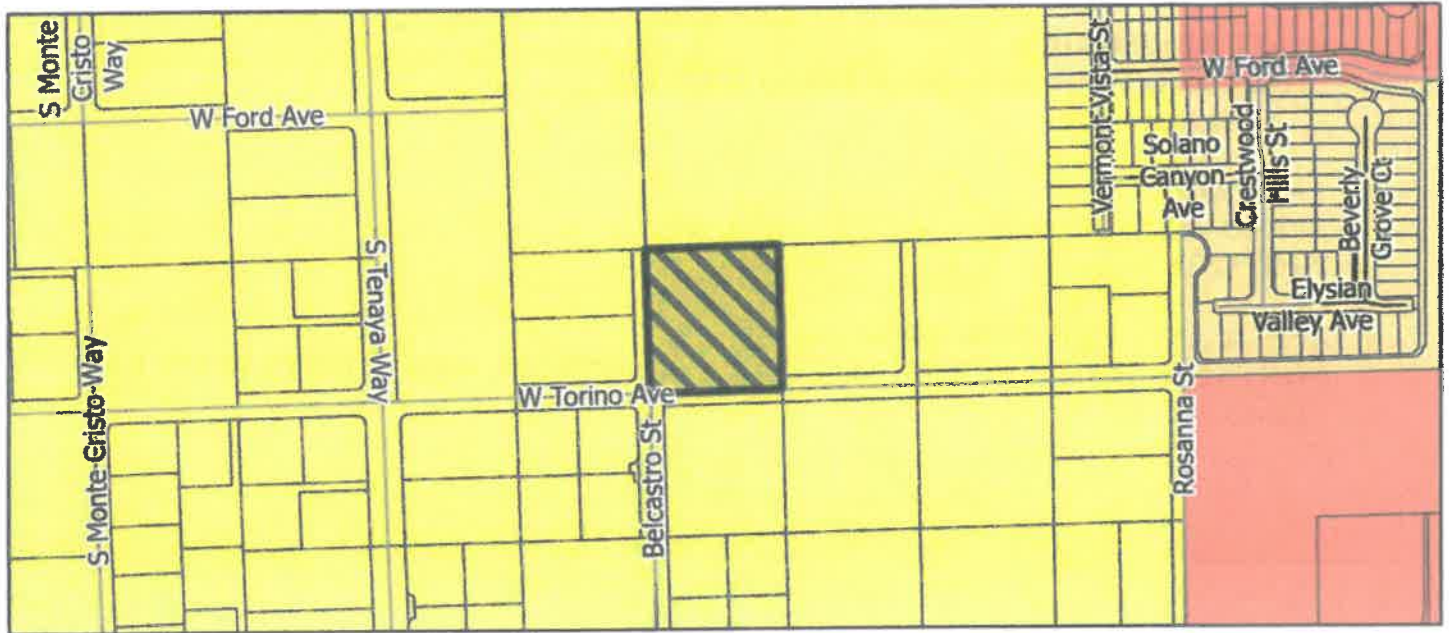
**APPLICANT:** KHUSROW ROOHANI

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118

# Planned Land Use Amendment PA-23-700047



**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)

- Planning Areas

Requested Area To Change

DRAFT

Enterprise  
Clark County, Nevada

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



**MASTER PLAN AMENDMENT APPLICATION**  
**DEPARTMENT OF COMPREHENSIVE PLANNING**  
 PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

**13A**

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT	<b>STAFF</b>	APP. NUMBER: <u>PA-23-700047</u> DATE FILED: <u>12/7/23</u>
		PLANNER ASSIGNED: _____ TABICAC: <u>ENTERPRISE</u> TABICAC MTG DATE: <u>1/10/24 @ 6:00 PM</u> PC MEETING DATE: <u>2/6/24 @ 7:00 P.M.</u> BCC MEETING DATE: <u>3/6/24 @ 9:00 A.M.</u> TRAILS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <u>COMPANION ITEM:</u> FEE: <u>\$2,700.00</u> <u>20-23-0832</u>

<b>PROPERTY OWNER</b>	NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u>
	ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-249-0777</u> CELL: _____
	E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____

<b>APPLICANT</b>	NAME: <u>Khusrow Roohani</u>
	ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-249-0777</u> CELL: _____
	E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering; Attn: Jessica Walesa</u>
	ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>jessicaw@taneycorp.com</u> REF CONTACT ID #: <u>259044</u>

ASSESSOR'S PARCEL NUMBER(S): 176-15-801-045

CURRENT LAND USE PLAN DESIGNATION: RN

REQUESTED LAND USE PLAN DESIGNATION: LN

PROPERTY ADDRESS and/or CROSS STREETS: Belcastro St and Torino Ave

(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.

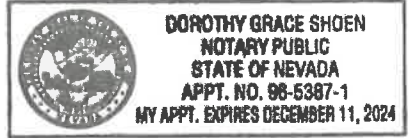
[Signature]      Khusrow Roohani

Property Owner (Signature)\*  
 STATE OF Nevada  
 COUNTY OF Clark

Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON 9-13-2023 (DATE)  
 By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



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



## TANEY ENGINEERING

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

December 4, 2023

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

Re: **Torino & Belcastro NEC**  
**APR-23-101260**  
**APN: 176-15-801-045**  
**Justification Letter**

PA-23-700047  
**PLANNER  
COPY**

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Master Plan Amendment for a future single-family residential development.

### **Parcel Information**

The subject parcel is 2.5 gross acres and is located north of Torino Avenue and east of Belcastro Street. The parcel is currently zoned R-E (Rural Estates Residential District), with a planned land use of RN (Ranch Estate Neighborhood) and lies within an RNP-I (Rural Neighborhood Preservation) Overlay District. A Master Plan Amendment and separate Zone Boundary Amendment are requested in support of a future single-family residential development that has not yet been designed.

### **Master Plan Amendment**

This request is to amend the land use of the subject parcel to LN (Low-Intensity Suburban Neighborhood) from RN (Ranch Estate Neighborhood). This is requested in support of the proposed rezoning to R-D (Suburban Estates Residential District). The parcel is adjacent to properties master planned RN (Ranch Estate Neighborhood) to the north, east, south, and west.

The justification for this Master Plan Amendment is rooted in the approved entitlements for adjacent sites approximately 300 feet to the east and west, intended for rezoning to R-1 (Single-Family Residential District) and R-D (Suburban Estates Residential District), respectively. This proposed amendment is deemed appropriate as it aligns with and complements these neighboring developments, ensuring compatibility with those with proposed densities greater than that allowed by the RN (Ranch Estate Neighborhood) land use.

Furthermore, this Master Plan Amendment is a proactive response to the community's demand for thoughtful and coordinated development. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious urban environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric. This request actively promotes the county's sustainability goals by repurposing and enhancing underutilized spaces.

This proposed amendment not only addresses the immediate needs of the community but also signifies a forward-thinking approach to land use planning. The compatibility with adjacent rezoning efforts reflects a



commitment to sustainable and coordinated growth within the region. The Master Plan Amendment, in conjunction with the Zone Boundary Amendment, prioritizes the optimization of the subject parcel within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.

We are hopeful that this letter clearly describes the requests. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson  
Senior Land Planner

PA-23-700047  
**PLANNER  
COPY**



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**ZONE CHANGE** to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development.

Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise (description on file). JJ/rk/xx (For possible action)

RELATED INFORMATION:

**APN:**

176-15-801-045

**PROPOSED LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

Request

This request is a zone boundary amendment to R-D zoning with no specific development plans. This application is a companion item with a Plan Amendment (PA-23-700047). A future land use application for specific plans and layout will be submitted at a later date. The site has frontage along Torino Avenue to the south and is 2.5 acres in size.

Applicant's Justification

The applicant indicates the rezoning of this site lies in the approved entitlements for adjacent developments to the southeast and northwest of the subject property, slated to be rezoned to R-1 (Single Family Residential) district and R-D (Suburban Estates Residential) district, respectively. The proposed zone boundary amendment is considered appropriate as it aligns with and complements these developments, ensuring compatibility with similar densities. By aligning with approved entitlements for neighboring parcels, this request contributes to a cohesive residential environment. Additionally, the rezoning supports the need for in-fill developments. As urban areas expand, in-fill development becomes essential for optimizing land use and minimizing urban sprawl. Lastly, the compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassify this parcel and the surrounding 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
Southeast	Ranch Estate Neighborhood (up to 2 du/ac)	R-1	Single family residential
Northwest	Ranch Estate Neighborhood (up to 2 du/ac)	R-D	Single family residential

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

**Related Applications**

Application Number	Request
PA-23-700047	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) 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**

Even though this request does not comply with Policy 1.5.2 of the Master Plan which promotes standards to protect the established character and lifestyles associated with RNP areas, staff finds the request for a zone boundary amendment to R-D zoning appropriate due to the approved zoning entitlements on neighboring parcels. Since 2021, there have been 2 residential subdivisions approved with densities greater than that allowed by the R-E zoning. These projects are generally located east of Tenaya Way. The abutting R-1 zoned project to the southeast consists of 27 lots on 9.3 acres, and the abutting R-D zoned project to the northwest consists of 94 lots on 37.9 acres. Furthermore, this proposal will still maintain harmonious low density residential development which will serve as a transitional buffer between the established Rural Ranch Estate homes to the west and the higher density and intensity projects farther east toward Rainbow Boulevard.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 6, 2024 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.

**Comprehensive Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

**Fire Prevention Bureau**

- No comment.

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

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

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

**APPLICANT: KHUSROW ROOHANI  
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118**





# LAND USE APPLICATION 14A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>ZC-23-0822</u>      DATE FILED: _____</p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>01/10/24</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>02/07/24</u></p> <p>FEE: <u>\$1050.00</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u></p> <p>ADDRESS: <u>9500 Hillwood Drive #201</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-249-0777</u>      CELL: _____</p> <p>E-MAIL: <u>sevenvalleysrealty@yahoo.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Khusrow Roohani</u></p> <p>ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-249-0777</u>      CELL: _____</p> <p>E-MAIL: <u>sevenvalleysrealty@yahoo.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Taney Engineering; Attn: Jessica Walesa</u></p> <p>ADDRESS: <u>6030 S Jones Blvd</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-362-8844</u>      CELL: _____</p> <p>E-MAIL: <u>jessicaw@taneycorp.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-28-803-001

PROPERTY ADDRESS and/or CROSS STREETS: Bermuda Rd and Frias Ave

PROJECT DESCRIPTION: Requesting rezone from R-D to R-1

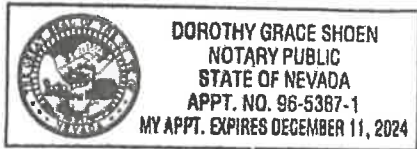
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-25-23 (DATE)  
 By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



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



# TANEY ENGINEERING

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

December 4, 2023

20-23-0822

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

**Re: Bermuda & Frias**  
**APR-23-101251**  
**APN: 177-28-803-001**  
**Justification Letter**

PLANNER  
COPY

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Zone Boundary Amendment for a future single-family residential development.

## Parcel Information

The subject parcel is 2.5 gross-acres and is located west of Bermuda Road and south of Frias Avenue. The parcel is currently zoned R-D (Suburban Estates Residential), with a planned land use of LN (Low-Intensity Suburban Neighborhood). A Zone Boundary Amendment is requested in support of a future single-family residential development that has not yet been designed.

## Zone Boundary Amendment

This request is to rezone the subject parcel to R-1 (Single-Family Residential District) from R-D (Suburban Estates Residential District). The parcel is adjacent to properties zoned R-E (Rural Estates Residential) to the north and west, R-3 (Multiple-Family Residential) to the east, and R-D (Suburban Estates Residential) to the south.

The rationale for this rezoning is grounded in the compatibility of the proposed R-1 (Single-Family Residential District) zoning category with the current land use designation. Additionally, considering the presence of more intense densities in neighboring developments, the request is deemed warranted and fitting for the area. This strategic shift in zoning aligns with the broader community's need for thoughtful development that adapts to the evolving dynamics of the region.

Furthermore, this Zone Boundary Amendment acknowledges the urgent need for infill developments within Clark County. As urban areas expand, infill development becomes crucial for optimizing land use and minimizing urban sprawl. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, promoting efficient land utilization and fostering a more connected and integrated urban fabric. The proposed zoning acts as a catalyst for infill development, ensuring a harmonious blend of residential spaces that enrich the existing community while addressing the increasing demand for housing in a responsible and sustainable manner.

Moreover, this proposed amendment not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The rezoning prioritizes a forward-thinking approach to land use planning. It aims to optimize the subject parcel with due consideration for its specific geographical and



environmental context, ensuring a sustainable and resilient development that aligns with the long-term vision for the region.

We are hopeful that this letter clearly describes the requests. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

**Jeremiah Delci-Johnson**  
**Senior Land Planner**



02/06/24 PC AGENDA SHEET

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**VS-23-0784-REUVEN YITZHAK:**

**VACATE AND ABANDON** easements of interest to Clark County located between Fairfield Avenue and Bermuda Road, and between Mesa Verde Lane and Moberly Avenue (alignment) within Enterprise (description on file). MN/dd/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
 177-09-704-017

**LAND USE PLAN:**  
 ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 33 foot wide patent easement located along the north property line of the site. The applicant states that the vacation of the patent easement is necessary for the future development of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E to R-E (RNP-1) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

**NOT READY TO MERGE**

**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**

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Fairfield Avenue, 30 feet for Mesa Verde Lane and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

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

**APPLICANT:** ACG/DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV  
89103





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

15A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	<b>APP. NUMBER:</b> <u>VS-23-0784</u>	<b>DATE FILED:</b> <u>11/14/23</u>
		<b>PLANNER ASSIGNED:</b> _____	<b>TAB/CAC DATE:</b> <u>1-10-24</u>
		<b>TAB/CAC:</b> <u>Enterprise</u>	
		<b>PC MEETING DATE:</b> <u>2-6-24</u>	
		<b>BCC MEETING DATE:</b> _____	
		<b>FEE:</b> <u>\$875</u>	

<b>PROPERTY OWNER</b>	<b>NAME:</b> <u>Yitzhak Reuven</u>
	<b>ADDRESS:</b> <u>3521 Kahala Bay Ln</u>
	<b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89147</u>
	<b>TELEPHONE:</b> _____ <b>CELL:</b> _____
	<b>E-MAIL:</b> <u>lv.reuven@gmail.com</u>

<b>APPLICANT</b>	<b>NAME:</b> <u>ACG Design / Nik Sarique</u>
	<b>ADDRESS:</b> <u>4310 Cameron St. Suite 12A</u>
	<b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89103</u>
	<b>TELEPHONE:</b> _____ <b>CELL:</b> _____
	<b>E-MAIL:</b> <u>ACGDesignPermits@gmail.com</u> <b>REF CONTACT ID #:</b> _____

<b>CORRESPONDENT</b>	<b>NAME:</b> <u>Mahayla-ann Thomas</u>
	<b>ADDRESS:</b> <u>4310 Cameron St. Suite 12A</u>
	<b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89103</u>
	<b>TELEPHONE:</b> <u>702-445-1114</u> <b>CELL:</b> _____
	<b>E-MAIL:</b> <u>Mthomas@acg.design</u> <b>REF CONTACT ID #:</b> _____

**ASSESSOR'S PARCEL NUMBER(S):** 177-09-704-017  
177-09-704-017

**PROPERTY ADDRESS and/or CROSS STREETS:** NEC E MESA VERDE LN & FAIRFIELD AVE  
NEC E MESA VERDE LN & FAIRFIELD AVE

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.

\_\_\_\_\_  
**Property Owner (Signature)\***  
 STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 07/19/2023 (DATE)  
 By Yitzhak Reuven  
 NOTARY PUBLIC: \_\_\_\_\_

\_\_\_\_\_  
**Property Owner (Print)**

Nicholas Bible  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 Appt. No. 21-7428-01  
 My Appt. Expires: Feb. 20, 2025

\*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.

VS-23-0724  
32



November 9, 2023

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

**RE: Patent Easement Vacation Application**  
**Project Name: E Mesa Verde**  
**Project Address: NEC E Mesa Verde Ln & Fairfield Ave Clark County, Nevada 89123**  
**Assessor's Parcel #: 177-09-704-017**

To Whom It May Concern:

Please find attached our vacation application. The existing patent easement that is located on the North side of the property and is approximately 33' wide by 139' Long is no longer needed due to the proposed development. Per the request of Clark County Mapping Department, we would like to request the vacation of the patent easement.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski  
Principal/Civil Engineer  
Architectural Civil Group, LLC.  
[RSkorpinski@acg.design](mailto:RSkorpinski@acg.design)  
(702) 569-9157



11/09/2023

02/06/24 PC AGENDA SHEET

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**WS-23-0789-BARON BRIAN:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a 6 foot high non-decorative wall with no landscaping within 15 feet of the front property line; 2) eliminate setbacks for access gates; 3) reduce setbacks for accessory structures; and 4) reduce separation between structures in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estate Residential) (RNP-I) Zone.

Generally located on the south side of Pebble Road and the east side of Procyon Street within Enterprise. JJ/nai/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
177-20-102-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow a 6 foot high non-decorative wall with no landscaping along Pebble Road where only a decorative wall with landscaping per Figure 30.64-8 or a decorative fence is permitted within 15 feet of the front property line per Section 30.64.020.
2. Reduce setback for the access gates to zero feet where a minimum of 18 feet is required per Section 30.64.020 (a 100% reduction).
3.
  - a. Reduce the rear setback for an accessory structure (utility shed) to 4 feet where a minimum of 5 feet is required per Table 30.40-1 (a 20% reduction).
  - b. Reduce the side and rear setbacks for an accessory structure (shade structure) to zero feet where a minimum of 5 feet is required per Table 30.40-1 (a 100% reduction).
4. Reduce the separation between an accessory structure (storage building) and another structure (house) to 3 feet where a minimum of 6 feet is required per Table 30.40-1 (a 50% reduction).

**LAND USE PLAN:**  
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

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

- Site Address: 3585 W. Pebble Road
- Site Acreage: 1
- Project Type: Single family residence
- Number of Lots/Units: 1

- Number of Stories: 1
- Square Feet: 2,140 (principal structure)/ 937 (utility shed)/120 (tack shed)/200 (storage building)/165 (shade structure)

**Site Plans**

The site plan depicts an existing 1 story single family residence on 1.0 acre in a corner lot. The front of the house is facing north towards Pebble Road. The principal structure is located approximately 45 feet from the north property line along Pebble Road and 36 feet from the west property line along Procyon Street.

The site includes an existing utility shed, a tack shed, a storage unit, and shade structure. The utility shed is approximately 937 square feet located on the south side of the property. It has a 4 foot rear setback. The tack shed is approximately 120 square feet also located on the south side of the property. It has a 6 foot rear setback. The storage unit is 200 square feet and has a 3 foot separation from the primary residence. Lastly the shade structure is 165 square feet located on the southeast corner of the property. It has a zero foot side and rear setback.

The plans show 2 access gates and a 6 foot high wall on the north side of the property along Pebble Road. The access gates and block wall will have a zero foot setback.

**Landscaping**

The plans show a 6 foot high non-decorative block wall with no landscaping on the front property line along Pebble Road.

**Elevations**

The elevations show that the utility shed is made from stucco and concrete tiles and has windows. The tack shed is made from wood and placed on an elevated wooden platform. The tack shed also has an attached wooden patio cover running along the north and south sides. The shade structure is also made from wood that has grey vinyl roof.

**Applicant's Justification**

The applicant's requests are for the security and privacy of their property. They would also like to keep the existing non-conforming structures.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 3,800 parcels of land from an R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North,	Ranch Estate Neighborhood	R-E (RNP-I)	Single family residential & Undeveloped
South, & East	Ranch Estate Neighborhood	R-E (RNP-I)	Single family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West	Ranch Estate Neighborhood	R-E (RNP-I)	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

Staff cannot support the requests for a 6 foot high non-decorative wall with no landscaping and the elimination of the access gate setback along Pebble Road. Pebble Road is an arterial street that, although only improved to non-urban standards currently, could be fully improved in the future. To eliminate the canyon effect that block walls create, it is imperative that landscaping be provided in accordance with Code requirements. Additionally, for the safety of the property owner, pedestrians, and other users of Pebble Road, the proper gate setback is important so vehicles accessing the site can be off the street while waiting for the gates to open.

Waiver of Development Standards #3

Staff has no objection to this request. Although the notification for the utility shed is 4 feet, the setback is closer to 4.5 feet, which is a minimal reduction. While staff typically does not support the elimination of setbacks for structures, the plans indicate that the shade structure will be removed in the future, so staff is recommending a time limit of 1 year to remove the structure.

Waiver of Development Standards #4

Staff has no objection to the request for the separation between the storage building and the house, provided that it complies with building Code requirements. Additionally, the site plan states that the structure will be removed in the future, so staff is recommending a time limit of 1 year to remove the structure.

**Staff Recommendation**

Approval of waivers of development standards #3 and #4; denial of waivers of development standards #1 and #2.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- 1 year to complete the building permit and inspection process;
- 1 year to remove the storage building and shade structure.
- Applicant is advised within 1 year from the approval date the application must be complete and the storage building and shade structure must be removed 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)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BRIAN BARON**

**CONTACT: BRIAN BARON, 3585 W. PEBBLE RD, LAS VEGAS, NV 89139**



# LAND USE APPLICATION 16A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> <b>WAIVER OF DEVELOPMENT STANDARDS (WS)</b></p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>WS-23-0784</u>      DATE FILED: <u>11/14/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DAT: <u>1-10-24</u></p> <p>PC MEETING DATE: <u>2/16/24</u> _____</p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$475</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Brian Baron</u></p> <p>ADDRESS: <u>3585 WPEBBLE RD</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89139</u></p> <p>TELEPHONE: <u>858-829-6799</u>      CELL: <u>858-829-6799</u></p> <p>E-MAIL: <u>BDBARON@MSN.COM</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Brian Baron</u></p> <p>ADDRESS: <u>3585 W PEBBLE RD</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89139</u></p> <p>TELEPHONE: <u>858-829-6799</u>      CELL: <u>858-829-6799</u></p> <p>E-MAIL: <u>BDBARON@MSN.COM</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Brian Baron</u></p> <p>ADDRESS: <u>3585 W PEBBLE RD</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89139</u></p> <p>TELEPHONE: <u>858-829-6799</u>      CELL: <u>858-829-6799</u></p> <p>E-MAIL: <u>BDBARON@MSN.COM</u>      REF CONTACT ID #: <u>241827</u></p>

PLANNING COPY

ASSESSOR'S PARCEL NUMBER(S): 177-20-102-001

PROPERTY ADDRESS and/or CROSS STREETS: 3585 W PEBBLE RD and PROCYON ST

PROJECT DESCRIPTION: Waivers for 6' Concrete block wall along a portion of front property line and setbacks for preexisting structures

(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)\*      Brian D. Baron  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 25, 2023 (DATE)  
By Brian Baron

NOTARY PUBLIC: \_\_\_\_\_



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

23-0789

**Justification Letter for APR-23-101464  
RE: Parcel #177-20-102-001**

10/30/2023

To Whom It May Concern,

The property at 3585 W Pebble Rd, Las Vegas NV 89139 is almost a one-acre lot with a house built in 1978 and positioned on the western most side of the property, almost centered between the north and south property lines. This leaves about 60% of the property empty between the east property line and the eastern most edge of the house, except for a couple of small sheds.

We believe due to the operational structure of the building department at the time the house was built that the addressing of the house was done incorrectly and/or they didn't assume what was considered the "front" property line at the time. The house has had some interior changes in the recent past based on picture I was able to find on the internet but what the builder and the original homeowner considered the front of the house has always been facing west towards Procyon St. There are some major interior structures, bathrooms, that are unlikely to have changed since the building of the house that make it impossible to believe the front entrance to the house ever faced Pebble Rd. There was also a fireplace in the living room (it has been removed by the owner prior to me) that was drawn in on the sketch of the house during the original building, this document is also on file but sadly doesn't show any doorway on the house, it is just a drawing of the perimeter walls. In addition, in 1986 there was a fence permit filed with the Clark County Building noting the front of the property as Procyon St and the wall was built in such a way that there was no opening on the Pebble Rd side which is another indication that there was never a front entrance on the north side of the house.

We have a right to security and privacy in what is the backyard, and we are asking for a waiver so we may build the six-foot wall that will give us that privacy. The wall will not run the entire length of the north (Pebble Rd side) of the property line but only about two-thirds of it starting at close to the eastern edge of the house and ending at the adjoining property line to the east. There are plans for a swimming pool, spa, outdoor kitchen, and other backyard features. We want to be able to fully utilize all the land that we own without the noise of the street and being on full display to the public. The wall has other purposes, it is required to support the new electrical meter because we found out during the service upgrade process the location of the old meter is now in violation of code that was changed in 2009. The wall will also shield us and the property from some of the wind and the inevitable dust that is prevalent in this area. So we are requesting the waive of section 30.64.020-1A. Along with the waiver for building the 6' high block wall on the front property line we request a waiver for the required setback of the two access gates to 0' where 18' is the standard per title 30.64.020-6 and we request a waive of the required landscaping per figure 30.64-8.

In addition, we request waivers for the preexisting structures on the property that have nonconforming setbacks where the standard is 5' per table 30.40-1 to 0' for the structure in the SE corner and to 4'6" for the Utility Shed (houses well water equipment, filtration, and future solar equipment).

Sincerely,



Brian D. Baron, Homeowner  
3585 w Pebble Rd  
Las Vegas, NV 89139  
(858)829-6799



02/07/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-23-400180 (NZC-0914-17)-LOFTS PHASES 2 & 3, LLC:**

**ZONE CHANGE THIRD EXTENSION OF TIME** to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to an H-1 (Limited Resort and Apartment) Zone.

**USE PERMIT** for a proposed residential condominium development.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) allow non-standard driveway geometrics per Clark County Improvement Standards.

**DESIGN REVIEWS** for the following: 1) proposed residential condominium development; and 2) finished grade.

Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jm/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-17-801-003

**USE PERMIT:**  
Allow 15 proposed residential condominium units.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce rear setbacks to 10 feet where 20 feet is required per Table 30.40-3 (a 50% decrease).
2.
  - a. Allow non-standard driveway design standards with a 30 foot wide two-way driveway width where compliance with Uniform Standard Drawing 222.1 is required.
  - b. Allow non-standard driveway design standards by waiving the minimum 25 foot throat depth where compliance with Uniform Standard Drawing 222.1 is required.

**DESIGN REVIEWS:**

1. A proposed residential condominium development.
2. Increase the finished grade for a residential condominium development up to 4 feet (48 inches) where 18 inches is the standard per Section 30.32.040 (a 167% increase).

**LAND USE PLAN:**  
ENTERPRISE - BUSINESS EMPLOYMENT

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 1.3
- Number of Lots/Units: 15
- Density (du/ac): 12
- Project Type: Residential condominiums
- Number of Stories: 2 & 3
- Building Height (feet): 30 & 40.5 (2 building types)
- Square Feet: 1,812 & 2,313 (Building 1)/1,591 & 1,814 (Building 2)
- Open Space Required/Provided (square feet): 1,500/9,448
- Parking Required/Provided: 38/41

#### Site Plan

The previously approved plans depict 15 residential condominiums within 7 buildings at a density of 12.0 dwelling units per gross acre. The site is accessed from 2 private drives along Ensworth Street with the buildings arranged on the north and south sides of each private drive. Each unit will have open space areas at the rear with an open courtyard between buildings. Parking is provided in garages attached to each unit and 11 visitor parking spaces are provided throughout the site along the 25 foot wide private driveways. The provided parking complies with an adopted ordinance requiring additional visitor parking spaces for enclosed parking spaces. Driveways for each unit vary from 10 feet to 22 feet. The buildings are set back 10 feet to 20 feet from the private drives, 20 feet from Ensworth Street, and 10 feet from the rear property line, with 14 feet of separation between buildings. The plans depict a previously graded site with finished grade 4 feet (48 inches) above existing grade.

#### Landscaping

The approved plans show a 20 foot wide landscape strip located along Ensworth Street with a proposed detached sidewalk. Open space is provided along Ensworth Street and at the front and sides of each building for a total of 9,448 square feet where 1,500 square feet of open space is required. Within the right-of-way for I-15 there is an existing 15 foot high freeway sound wall.

#### Elevations

The approved plans show the buildings range in height from 2 stories at 30 feet to 3 stories at 40.5 feet. Design features incorporate covered front entries (porches) and attached garages, varying rooflines, fenestration, and building articulation. Exterior materials accentuate building articulation and fenestration on all elevations with the use of metal with painted stucco siding, metal guardrails, and standing seam metal roofing in a contemporary industrial style.

#### Floor Plans

The approved plans show Building 1 consists of 2 units that range in size between 1,812 square feet and 2,313 square feet with 2 stories and parallel parking spaces in the attached garages. Building 2 consists of 2 units that range in size between 1,591 square feet and 1,814 square feet with 3 stories and tandem parking spaces in the garage.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400172 (NZA-0914-17):

**Current Planning**

- Until January 3, 2024 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

Listed below are the approved conditions for ADET-20-900481 (NZA-0914-17):

**Current Planning**

- Until January 3, 2022 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for NZA-0914-17:

**Current Planning**

- A resolution of intent to complete construction in 3 years;
- Design review as a public hearing for significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must be completed within the time specified or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 20.5 feet to back of curb for Ensworth Street together with the necessary right-of-way to complete the cul-de-sac;
- Dedicate an additional 9.5 feet along Ensworth Street as a road access easement as necessary to achieve a 30 foot wide half street.

- Applicant is advised that Ensworth Street is shown as a 60 foot wide collector street on the Transportation Element and Clark County plans to improve the road in the future; the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**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; and that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that a prior Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0059-2017 to obtain your POC exhibit; and that if wastewater flow rates exceed CCWRD estimates, a new POC request may be required.

**Applicant's Justification**

The applicant states that the site changed ownership in April of 2023 and as a result they are requesting a 2 year extension of time to allow the new owners to develop the project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-21-400173 (VS-0915-17)	Second extension of time to vacate and abandon	Approved by BCC	January 2022
ET-21-400172 (NZC-0914-17)	Second extension of time for a zone change, use permit for a residential condominium development, wavier for setbacks and non-standard driveway geometrics, and design review for a residential condominium development and finished grade	Approved by BCC	January 2022
ADET-20-900481 (NZC-0914-17)	Administrative extension to reclassify the subject site to H-1 zoning for a residential condominium development, with waivers for reduced setbacks and allowed non-standard driveway geometrics	Approved by ZA	November 2021
ET-19-400165 (VS-0915-17)	Extension of time to vacate and abandon easements of interest	Approved by BCC	February 2020
WS-18-0945	Alternative trash enclosure	Approved by PC	January 2019

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0915-17	Vacated and abandoned easements of interest	Approved by BCC	January 2018
NZC-0914-17	Reclassified the subject site to H-1 zoning for a residential condominium development, with waivers for reduced setbacks and allowed non-standard driveway geometrics	Approved by BCC	January 2018
TM-0175-17	15 condominium units	Approved by BCC	January 2018
UC-0111-89 (WC-0047-16)	Waived conditions of a use permit requiring the applicant to remove the billboard if the property develops	Approved by PC	June 2016
ADR-0512-14	Converted the south face of an existing off-premises sign (billboard) to a digital display	Approved by ZA	June 2014
ADR-0624-11	Increased the maximum height of an off-premises sign (billboard)	Approved by ZA	June 2011

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	H-1	Multiple family residential
South & East	Entertainment Mixed-Use	R-3	Multiple family residential
West	Business Employment	H-2	I-15

**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 understands that the change of ownership of the parcel has caused delays. However, there has been 6 years since the original approval of the project and no progress has been made towards commencement or completion of the project. Staff can support the request for another 2 years extension of time. However, this would be the last extension of time that staff can support since at the end of the extension period, it would be 8 years since the original approval of the project.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until January 3, 2026 to complete.
- Applicant is advised 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.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: ELISABETH OLSON**

**CONTACT: ELISABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

App  
**17A**

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" 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>21-400172</u> (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-23-400180</u> DATE FILED: <u>12/6/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>01/10/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>02/07/24</u> FEE: <u>\$400</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Lofts Phases 2 and 3, LLC</u> ADDRESS: <u>9033 E. Easter Place, Suite 112</u> CITY: <u>Centennial</u> STATE: <u>OH</u> ZIP: <u>80112</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Lofts Phases 2 and 3, LLC</u> ADDRESS: <u>9033 E. Easter Place, Suite 112</u> CITY: <u>Centennial</u> STATE: <u>OH</u> ZIP: <u>80112</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: <u>164965</u>
<b>CORRESPONDENT</b>  NAME: <u>Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>eolson@kcnvlaw.com</u> REF CONTACT ID #: <u>164965</u>	

**CIVIL ENGINEERING**

ASSESSOR'S PARCEL NUMBER(S): 177-17-801-003  
 PROPERTY ADDRESS and/or CROSS STREETS: Ford/Ensworth  
 PROJECT DESCRIPTION: WS and ET for NZC

(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.

R. Neil Irwin, Manager      R. Neil Irwin  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Arizona  
 COUNTY OF Maricopa  
 SUBSCRIBED AND SWORN BEFORE ME ON 12-5-2023 (DATE)  
 By R. Neil Irwin  
 NOTARY PUBLIC: [Signature] 277-7024



\*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.

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

ET-21-400172  
JL  
KAEMPFER

CROWELL

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

December 4, 2023

**VIA ONLINE SUBMITTAL**

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

**Re: *Justification Letter – Extension of Time Request for ET-21-400172  
Lofts Phases 2 & 3, LLC  
APN: 177-17-801-003***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 1.12 acres and is generally located south of West Ford Avenue and east of Ensworth Street. The property is more particularly described as APN: 177-17-801-003 (the "Site"). The Site is zoned Limited Resort and Apartment District (H-1) and master planned Business Employment (BE). The Applicant requests a third extension of time for application ET-21-400172.

By way of background, the Site was previously approved in January of 2018 for a nonconforming zone change from General highway Frontage (H-2) to H-1 to allow for fifteen (15) condominium units. Additionally, a corresponding design review, special use permit and waivers to allow for reduced setbacks and non-standard driveway geometrics were approved. See approved plans, staff report and notice of final action for NZC-0914-17. The Site has since been approved for two (2) extensions of time, with the most recent approval in January of 2022. See staff report and notice of final action for ET-21-400172. The approval was conditioned to complete by January 3, 2024 unless an extension of time was approved.

**A. Extension of Time**

The Applicant requests a two-year extension of time for the previously approved fifteen (15) unit condominium development and the associated zone change, design review, special use permit and waivers of development standards. The Site changed ownership in April of 2023. As a result, the Applicant requests a two-year extension of time to allow the new owners additional time to develop the project.



KAEMPFER

CROWELL

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



02/07/24 BCC AGENDA SHEET

**PUBLIC HEARING**

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

**ET-23-400183 (VS-21-0695)-AGRAWAL, PAWAN & ROSY:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for an easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gilespie Street within Enterprise (description on file). MN/rp/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-16-801-007

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

This application is to request an extension of time to vacate a patent easement on the perimeter of the property. The property has a drainage easement along the north property line. The applicant is proposing a place of worship on the southern half of the parcel.

Previous Conditions of Approval

Listed below are the approved conditions for VS-21-0695:

**Current Planning**

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

**Public Works - Development Review**

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

Applicant's Justification

The applicant indicates they are ready to move forward with development but cannot record the vacation and abandonment prior to the expiration date. Therefore, an extension of time is required. The applicant states that the extension of time is appropriate since there is no present

nor future public need for the vacated easement and that the public will not be materially injured by this extension. The applicant also indicated that circumstances to the subject property or immediate area have not substantially changed to warrant denial or added condition.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-21-0695	Vacated and abandoned easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gillespie Street within Enterprise	Approved by BCC	January 2022
DR-21-0694	Increased finished grade in conjunction with a single family residential development	Approved by BCC	January 2022
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
UC-23-0852	A use permit and design review for a place of worship is a companion item on this agenda.
VS-23-0853	A request to vacate and abandon a portion of right-of-way for a proposed place of worship 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**

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.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until January 19, 2026 to record.
- Applicant is advised 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; that re-approval by the utility companies is required; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: FIRST CHURCH OF CHRIST, SCIENTIST LAS VEGAS**

**CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012**





# VACATION APPLICATION 18A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>ET-23-400183</u>	DATE FILED: <u>12/12/2023</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):  <u>VS-21-0695</u>		PLANNER ASSIGNED: _____	TAB/CAC: <u>ENTERPRISE</u>
		PC MEETING DATE: _____	BCC MEETING DATE: <u>2/7/2024</u>
		FEE: <u>\$475-</u>	

<b>PROPERTY OWNER</b>	NAME: <u>First Church of Christ, Scientist, Las Vegas</u>
	ADDRESS: <u>300 S. Seventh Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u>
	TELEPHONE: <u>(702) 280-0348</u> CELL: <u>(702) 280-0348</u>
	E-MAIL: <u>rick.1stlv@gmail.com</u>

<b>APPLICANT</b>	NAME: <u>First Church of Christ, Scientist, Las Vegas</u>
	ADDRESS: <u>300 S. Seventh Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u>
	TELEPHONE: <u>(702) 280-0348</u> CELL: <u>(702) 280-0348</u>
	E-MAIL: <u>rick.1stlv@gmail.com</u> REF CONTACT ID #: <u>N/A</u>

<b>CORRESPONDENT</b>	NAME: <u>Dionicio Gordillo, DG Consultants</u>
	ADDRESS: <u>204 Belle Isle Ct.</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u>
	TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u>
	E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>

ASSESSOR'S PARCEL NUMBER(S): 177-16-801-007

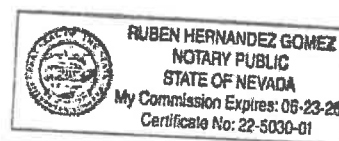
PROPERTY ADDRESS and/or CROSS STREETS: La Cienega Street, 300 feet north of Pebble Road

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.

Coyle E. Knowles Jr  
 Property Owner (Signature)\*

Coyle E. Knowles, Jr.  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON November 21, 2023 (DATE)  
 By Coyle E Knowles Jr  
 NOTARY PUBLIC: Ruben Hernandez Gomez



\*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.

APR-23-100883  
 Commission VS-23-0853  
 ET-23-400183/VS-21-0695

Amended 08/9/2023

October 26, 2023

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

PLANNER  
COPY

**RE: Extension of Time Request VS-21-0695 (APN: 177-16-801-007)**

On behalf of First Church Christ, Scientist, Las Vegas, we are requesting an extension of time on the vacation and abandonment of patent easements that were a part of VS-21-0695. The subject site is 2.3 acres, zoned R-E (RNP-I), and located on the west side of La Cienega Street, 300 feet north of Pebble Road.

The applicant is ready to move forward with development but cannot record the above referenced vacation and abandonment prior to the expiration date. Therefore, an extension of time is required. The extension of time is appropriate since there is no present nor future public need for the vacated easements and that the public will not be materially injured by this extension.

Finally, circumstances to the subject property or immediate area have not substantially changed to warrant denial or added conditions. Therefore, we would respectfully request approval of this request for an extension of time to commence.

Thank you for your consideration.

Sincerely,





02/07/24 BCC AGENDA SHEET

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**VS-23-0853-AGRAWAL, PAWAN & ROSY:**

**VACATE AND ABANDON** a portion of right-of-way being La Cienega Street located between Ford Avenue and Pebble Road within Enterprise (description on file). MH/rp/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
 177-16-801-007

**LAND USE PLAN:**  
 ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The plan depicts the vacation and abandonment of 5 feet along La Cienega Street. The applicant indicates the purpose of the request is to provide for detached sidewalks along the right-of-way as required by Title 30. Additionally, the applicant states the request will facilitate the much needed full off-site improvement which will also provide safe pedestrian and vehicular movement for a seamless, improved streetscape.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-21-0695	Vacated and abandoned easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Giles pie Street within Enterprise	Approved by BCC	January 2022
DR-21-0694	Increased finished grade in conjunction with a single family residential development	Approved by BCC	January 2022
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-23-0852	A use permit and design review for a place of worship is a companion item on this agenda.
ET-23-400183 (VS-21-0695)	A first extension of time for vacation and abandonment of easements 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.

**Public Works - Development Review  
NOT READY TO MERGE**

**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**

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

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

**APPLICANT: FIRST CHURCH OF CHRIST, SCIENTIST LAS VEGAS  
CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012**

**DRAFT**





# VACATION APPLICATION

# '19A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>		<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0853</u>	DATE FILED: <u>12/12/23</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>1/11/2024</u>
			TAB/CAC: <u>ENTERPRISE</u>	PC MEETING DATE: _____
			BCC MEETING DATE: <u>2/7/2024</u>	FEE: <u>\$875-</u>

<b>PROPERTY OWNER</b>	NAME: <u>First Church of Christ, Scientist Las Vegas</u>
	ADDRESS: <u>300 S. Seventh Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u>
	TELEPHONE: <u>(702) 280-0348</u> CELL: <u>(702) 280-0348</u>
	E-MAIL: <u>rick.1stlv@gmail.com</u>

<b>APPLICANT</b>	NAME: <u>First Church of Christ, Scientist Las Vegas</u>
	ADDRESS: <u>300 S. Seventh Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u>
	TELEPHONE: <u>(702) 280-0348</u> CELL: <u>(702) 280-0348</u>
	E-MAIL: <u>rick.1stlv@gmail.com</u> REF CONTACT ID #: <u>N/A</u>

<b>CORRESPONDENT</b>	NAME: <u>Dionicio Gordillo, DG Consultants</u>
	ADDRESS: <u>204 Belle Isle Ct.</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u>
	TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u>
	E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>

ASSESSOR'S PARCEL NUMBER(S): 177-16-801-007

PROPERTY ADDRESS and/or CROSS STREETS: La Cienega Street, 300 feet north of Pebble Road

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.

Coyle E Knowles, Jr.  
 Property Owner (Signature)\*  
 STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 18, 2023 (DATE)  
 By COYLE E KNOWLES JR  
 NOTARY PUBLIC: Jessica Gray

Coyle E. Knowles, Jr.  
 Property Owner (Print)  
  
 JESSICA GRAY  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 11-14-2023  
 Certificate No: 16-1285-1

\*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.

Rev. 1/5/22

*APR-23-100883*  
*Companion VC-23-0852*  
*ET 23-400183/*  
*VS-21-0695*

June 26, 2023

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

**PLANNER  
COPY**

**RE: Vacation and Abandonment of Right-of-Way (La Cienega Street)  
Project Justification (APN: 177-16-801-007)**

On behalf of First Church of Christ, Scientist Las Vegas, we are requesting a vacation and abandonment of a portion of right-of-way for a proposed place of worship. The request is to vacate and abandon five feet along La Cienega Street. The purpose of the request is to provide for detached sidewalks along the right-of-way as required by Title 30. Additionally, this request will facilitate the much needed full off-site improvements which will also facilitate pedestrian and vehicular movements and provide for a seamless, improved streetscape.

Thank you for your consideration.

Sincerely,

*Dionian Smith*

**PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-23-0852-AGRAWAL, PAWAN & ROSY:**

**USE PERMITS** for the following: **1)** allow a place of worship; and **2)** increase building height.  
**DESIGN REVIEW** for a place of worship on 2.2 acres in an R-E (RNP-1) Zone.

Generally located on the west side of La Cienaga Steet, 260 feet north of Pebble Road within Enterprise. MN/jud/xx (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
177-16-801-007

- USE PERMITS:**
1. Place of worship.
  2. Increase the building height to 39.2 feet where 35 feet is the standard per Table 30.40-1 (a 12% increase).

**LAND USE PLAN:**  
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

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

**General Summary**

- Site Acreage: 2.2
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 39.2
- Square Feet: 4,969
- Parking Required/Provided: 50/51

Site Plans

The plans depict a one story place of worship with the following setbacks: east, 46 feet; north 10 feet; west 170.7 feet; and south, 66.9 feet. The building is located on the eastern portion of the site. Detached sidewalks are provided along La Cienaga Street, with access to the site via La Cienaga Street. The parking areas are located behind the building with 51 parking spaces provided along the north, west, and south side of the site. The on-site circulation of vehicles is services by two-way driveway aisles, ranging in width between 25 feet and 30 feet. The proposed trash enclosure is located on the west side of the site 75 feet way from the west vacant residential property and 69 feet set back from the developed single family residential to the south.

### Landscaping

The street landscaping consists of a 15 foot including a detached sidewalk along La Cienega Street. All perimeter landscaping along the north, west, and south will consist of an intense landscaping with a 6 foot high decorative block wall. The parking lot landscaping is also provided per Code requirements. A 6 foot high steel swinging vehicular gate is located at the entrance of the site as well as a 6 foot high steel pedestrian gate. Also, a 6 foot high open decorative steel fence is proposed along the front of the site (on the east).

### Elevations

The proposed building consists of multiple surface plane variations with both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and pitched concrete tile roofs. Architectural detailing is provided on all sides consistent with the primary/front elevation. The overall height of the proposed building is 21.5 feet, with an ornamental spire, which is centrally located on the building, at a height of 39.5 feet.

### Floor Plan

The 4,969 square foot building is accessed on the south and west sides of the building, with secondary accesses to the outdoor activity area via the west and north side of the proposed building. The square footages are as follows: a 441 square foot reading room, a 1,200 square foot Sunday school room, an approximately 2700 square foot sanctuary, in addition to restrooms, meeting rooms, audio room and other miscellaneous areas.

### Applicant's Justification

The applicant states the proposed hours are as follows: 1) Sunday service and Sunday school which convene concurrently is planned from 10:00 a.m. to 11:00 a.m. and 2) Wednesday evening service from 7:30 p.m. to 8:30 p.m. The place of worship will also house a Christian Science Reading Room which is open limited hours during the week. The hours on Sunday morning are from 9:00 a.m. until the start of the service as well as for an hour or so after the Sunday service and from 6:00 p.m. until the beginning of our Wednesday meeting. Additionally, the place of worship is opened for 2 hours on Fridays. The anticipated attendance for services and Sunday school combined is on average between 35 and 50 congregants. There is no daycare provided. Additionally, the applicant states the building with street landscaping will be the focal point of the streetscape along La Cienega Street which will be consistent with the residential appearance of the area. Finally, since the congregants have been members for years, the applicant maintains that the access to the site will be via from Pebble Road and heading north to La Cienega Street; therefore, minimizing any cut-through traffic through the residential areas north of the site.

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0695	Vacated and abandoned easement of interest located between Pebble Road and Ford Avenue, and between La Cienega Street and Gilespe Street within Enterprise.	Approved by BCC	January 2022
DR-21-0694	Increased finished grade in conjunction with a single family residential development	Approved by BCC	January 2022



**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the site from R-E to R-E (RNP I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
VS-23-0853	A vacation and abandonment of a portion of right-of-way for a detached sidewalk is a companion item on this agenda.
ET-23-400183 (VS-21-0695)	First extension of time for a vacation and abandonment of easement 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**

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The building is siting closer to the east side of the site. The building massing and scale, as well as the buffering for the proposed place of worship are consistent and compatible with residential neighborhoods in accordance with Title 30 and the Master Plan. Other places of worship have been approved and developed in residential areas with little or no adverse impact to the community. Also, there are sufficient parking on the site. Staff finds that the request to increase the building height is appropriate since it is only for the ornamental spire. The overall building height is well within the zoning district height allowance. Therefore, staff does not have an issue with the proposed use and building height increase.

### 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.

Staff finds the proposed site design to be acceptable. The building facades show architectural articulations to break-up the building mass. Also, the proposed materials are compatible with the surrounding area. The parking lot is located behind the proposed building and proposed decorative fence and block wall will contribute to the compatibility of the site with the existing neighborhood. The plans show intense landscape buffer along the north, west, and south property lines. Staff finds the entire site has sufficient landscape provided. In conclusion, staff finds the design of the site appropriate of the area and can support the design review.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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** **NOT READY TO MERGE**

#### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking

#0005-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: FIRST CHURCH OF CHRIST, SCIENTIST LAS VEGAS**  
**CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012**

**DRAFT**





# LAND USE APPLICATION 20A

DEPARTMENT OF COMPREHENSIVE PLANNING  
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

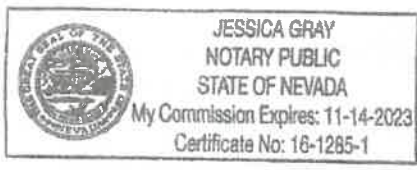
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>UC-23-0852</u> DATE FILED: <u>12/12/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>1/10/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/7/2024</u> FEE: <u>\$11650.00</u>
<b>PROPERTY OWNER</b>	NAME: <u>First Church of Christ, Scientist Las Vegas</u> ADDRESS: <u>300 S. Seventh Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 280-0348</u> CELL: <u>(702) 280-0348</u> E-MAIL: <u>rick.1stlv@gmail.com</u>	
<b>APPLICANT</b>	NAME: <u>First Church of Christ, Scientist Las Vegas</u> ADDRESS: <u>300 S. Seventh Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 280-0348</u> CELL: <u>(702) 280-0348</u> E-MAIL: <u>rick.1stlv@gmail.com</u> REF CONTACT ID #: <u>N/A</u>	
<b>CORRESPONDENT</b>	NAME: <u>Dionicio Gardillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgardillo@cox.net</u> REF CONTACT ID #: <u>191488</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-16-801-007  
 PROPERTY ADDRESS and/or CROSS STREETS: La Clenega Street, 300 feet north of Pebble Road  
 PROJECT DESCRIPTION: Place of Worship

I, We) the undersigned swear and say that I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or I 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.

Carl E. Knowles, Jr.      Coyle E. Knowles, Jr.  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON May 18, 2023 (DATE)  
 By Coyle E. Knowles Jr.  
 NOTARY PUBLIC: Jessica Gray



\*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.

Revised 01/18/2023

APR-23-100883  
 comparison vs-23-0853 RIW  
 ET-23-400183/VS  
 210695

October 31, 2023

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

**RE: REVISED - Special Use Permit and Design Review – First Church of Christ, Scientist, Las Vegas (APN: 177-16-801-007 ptn)**

On behalf of First Church of Christ, Scientist, Las Vegas, we are requesting a special use permit and design review for a place of worship. The overall site is 2.3 acres, zoned R-E (RNP-I), and located on the west side of La Cienega Street, 270 feet north of Pebble Road. However, the request is on the southern half of the overall site which is 1.2 acres. The north half of the overall site is not a part of this request.

The proposed use is considered with a special use permit in an R-E (Rural Estates Residential) zoning district. Based on the attached site plan with corresponding setbacks, screening and buffering, limited access point on La Cienega Street, and in close proximity to Pebble Road, which is an arterial street, the proposed use is entirely consistent with the intent of the standards for approval of a special use permit with no impacts on adjacent or contiguous properties.

### **Special Use Permit**

Certain prescribed uses are only permitted with a special use permit and not permitted by right due to a special characteristic of its operation or installation. The use may be permitted with discretion in a district subject to review by the Commission or the Board to ensure compatibility with existing or planned surrounding uses and characteristics of development.

The request is compliant and consistent with key considerations for a special use permit regarding compatibility with existing neighborhood, building and site design. As such, the request complies with multiple goals and policies contained within the Clark County Master Plan. Goal EN-4 which furthers improving multimodal connectivity in Enterprise in conjunction with future growth. The request is compliant and furthers Policy EN-6.5 which promotes the efficient use of public services and facilities while minimizing costs of service extension and maintenance paid by the service provider and the County by encouraging contiguous development where possible. Policy EN-6.6 which encourages development in areas already served by the County and service providers to the maximum extent feasible.

The proposed hours, which are consistent with the existing facility in the City of Las Vegas, are as follows: 1) Sunday service and Sunday school which convene concurrently is planned from 10:00 a.m. to 11:00 a.m. and 2) Wednesday evening service from 7:30 p.m. to 8:30 p.m. The place of worship will also house a Christian Science Reading Room which is open limited hours during the week. We are currently open on Sunday morning from 9:00 a.m. until the start of the service as well as for an hour or so after the Sunday service and from 6:00 p.m. until the beginning of our Wednesday meeting. It is also open for two hours on Friday. The anticipated attendance for services and Sunday school combined is anticipated to average between 35 and 50 congregants. There is no daycare provided. Finally, since the congregants have been members for years, we can ensure that access to the site is from Pebble Road which will minimize and/or eliminate any cut-through traffic through the residential areas north of the site.

## Design Review

The applicant is requesting a design review for the site and building design. The submitted site plan depicts an effective layout of the building, parking areas, circulation, and proper screening. The streetscape will comply with required street landscaping of 15 feet with a detached sidewalk along La Cienega Street. Since the property will be unoccupied for a large amount of time, we will have a decorative fence and gate facing La Cienega Street which will be locked to prevent unauthorized/unwanted use of the property. All perimeter landscaping along the north, west, and south will consist of an intense landscaping consistent with Figure 30.64-12 which also includes a 6 foot high decorative block wall. The parking areas are behind the building; therefore, the building with street landscaping will be the focal point of the streetscape along La Cienega Street which will be consistent with the residential appearance of the area.

The elevations for the proposed buildings consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and other unique and modern materials and pitched concrete tile roofs. The architectural detailing is provided on all sides consistent with the primary/front elevation. The maximum height of the building, at the top of the roof ridge, will be 21.5 feet in height with an ornamental spire, which is centrally located on the building, at a height of 39.5 feet.

Therefore, the proposed use and site location achieve the following: a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; b) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,







TAVERN  
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:**

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow attached sidewalk and alternative landscaping; 2) increase wall height; 3) eliminate parking lot landscaping; 4) allow non-standard improvements; 5) reduce departure distance; and 6) reduce driveway width.

**DESIGN REVIEWS** for the following: 1) modification to previously approved tavern; 2) finished grade on 0.8 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-19-801-020

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Allow a proposed attached sidewalk with 10 feet of landscaping along Silverado Ranch Boulevard where a detached sidewalk with landscaping is required per Figure 30.64-17.
- b. Allow attached sidewalk with 10 feet of landscaping along Arville Street where a detached sidewalk with landscaping is required per Figure 30.64-17.
2. Increase the retaining wall height to 5 feet (with a 6 foot screen wall on top) where 3 feet retaining wall (with a 6 foot screen wall on top) is the maximum per Section 30.64.050.
3. Eliminate parking lot landscaping where required per Figure 30.64-14.
4. Allow non-standard improvements (landscaping) within the right-of-way where not permitted per Chapter 30.52.
5. Reduce the departure distance from the driveway to the intersection to 172.9 feet where 190 feet is required along Arville Street per Uniform Standard Drawing 222.1 (a 9% reduction).
6. Reduce the driveway width to 32 feet where 36 feet is required per Uniform Standard Drawing 222 (a 22% decrease).

## DESIGN REVIEWS:

1. Tavern.
2. Increase finished grade to 57 inches where a maximum of 36 inches is the standard per Section 30.32.040 (an 59% increase).

## LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

## BACKGROUND:

### Project Description

#### General Summary

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Tavern
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,600
- Parking Required/Provided: 46/47

#### Site Plan & History

In 2008, the property was rezoned to C-2 (General Commercial) and an application was approved for a future commercial development and in 2019 a 4,600 square foot tavern with on-premises consumption of alcohol and related waivers of development standards was approved. The approved plans depicted a tavern building located near the south portion of the property at the corner of Silverado Ranch Boulevard and Arville Street. Set forth in the approved application (ZC-0339-08) was a condition to provide cross access and parking easement to the north and east.

In 2022, the adjacent properties were approved to be rezoned to Residential Urban Density for the development of single family residential development (NZC-22-0381). Since then the connectivity between the project and a planned residential use does not meet the policies and goals and the applicant has submitted revised plans which depict a proposed tavern and on-site consumption of alcohol with restricted gaming. Access to the site is provided by 1 driveway on Arville Street. The driveway width is 32 feet. Parking for the tavern is located on the northerly portion of the parcel. The building is set back 35 feet from Silverado Ranch Boulevard and 12 feet 6 inches from Arville Street.

#### Landscaping

The approved plans per WS-19-0816 depict street landscaping consisting of an approximate 15 foot wide landscape area with a detached sidewalk along both Arville Street and Silverado Ranch Boulevard. A 10 foot wide landscape area consisting of trees and groundcover is located along the north and east property lines. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint. The landscape materials include large trees, shrubs, and groundcover.

This applicant now requests an intense landscape buffer along the north and east property lines adjacent to residential uses per Figure 30.64-12 and waivers to eliminate parking lot landscaping and landscape finger islands within the proposed parking lot. The request also includes a waiver to allow attached sidewalks with 10 feet of landscaping.

Elevations

The plans submitted depict a proposed building at 1 story, up to 24 feet high, consisting of colored stucco, decorative cornice molding, and aluminum storefront window system. The height of the building varies slightly from 20 feet to 24 feet and has been designed to break-up the roofline and enhance the overall look of the building. No changes or alterations are proposed to the approved elevations.

Floor Plan

The tavern has an area of 4,600 square feet consisting of a bar, dining area, separate seating area, kitchen, offices, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states this property was recently acquired by a new owner and the applicant intends to develop the property as a tavern consistent with the original approvals with additional waivers for attached sidewalks, retaining wall height, parking lot landscaping, and departure distance along with a design review for increased grade. No changes are proposed to the approved exterior elevations of the commercial building.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400102 (WS-19-0816)	First extension of time for on-premises consumption of alcohol (tavern) with waivers for modified driveway standards	Approved by BCC	October 2022
WS-19-0816	On-premises consumption of alcohol (tavern) with waivers for modified driveway standards	Approved by BCC	December 2019
ZC-0339-08	Reclassified 0.9 acres from R-E to C-2 zoning for a future commercial development	Approved by BCC	May 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	R-E (ROI to RUD)	Undeveloped

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South	Compact Neighborhood (up to 18 du/ac)	R-3	Undeveloped
West	Neighborhood Commercial	C-1	Convenience store with gasoline station

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

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
WC-23-400155 (ZC-0339-08)	A waiver of conditions to provide cross access and parking easement is a companion item on this agenda.
ET-23-400154 (WS-19-0816)	An extension of time for on-premises consumption of alcohol is a companion item on this agenda.

### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

#### **Comprehensive Planning**

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

Staff does not support the request to install attached sidewalks where detached sidewalks are required along arterial streets. The applicant has stated in their justification letter they are providing additional landscape areas to off-set any impacts. Staff cannot support the request to waive the required detached sidewalk as stipulated in Title 30. The development to the west across Arville Street has incorporated a detached sidewalk. A detached sidewalk will promote a consistent streetscape and pedestrian safety measures, especially along any arterial or collector street.

##### Waiver of Development Standards #2

Overall, staff finds that the requested increase in the retaining wall is needed for the proposed drainage of the property. The increase in retaining height permits the matching grading along the exterior of the site, adjacent to the streets and residential uses. This increase should limit any impacts of the site and prevent drainage storm flow on the surrounding properties. Therefore, staff can support this request.

### Waiver of Development Standards #3

Staff cannot support the applicant request to waive parking lot landscaping per Figure 30.64-14. The applicant has stated they need this waiver to maximize on-site parking. The plans show a parking analysis where 40 parking spaces are required with 47 parking spaces provided. Review of the site plans show that a total of 4 landscape islands would be required, which, if installed, would lower the overall on-site parking to 43 parking spaces. In addition, parking lot landscaping provides for reductions in the heat island effect and provides for a more visual appealing development. Therefore, staff cannot support this request.

### Design Review #1

The design of the building, with the variations in building height, complies with Urban Specific Policy 19 of the Master Plan, which encourages varying building heights and breaking-up the mass of a building. However, with staff recommendation of denial of the waivers of development standards #1 and #3, staff cannot support the design of the proposed project as presented. Therefore, staff recommends denial.

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

#### Waiver of Development Standards #4

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #4 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

#### Waiver of Development Standards #5

Staff has no objection to the further reducing of the departure distance by less than 4 feet, as the applicant has placed the driveway as far north as the site will allow.

#### Waiver of Development Standards #6

Staff has no objection to reduce the driveway width for the commercial driveway on Arville Street. The application was conditioned to a traffic study that will address any concerns that maybe the result of the reduced driveway width.

### Design Review #2

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

### **Staff Recommendation**

Approval of waivers of development standards #2, and #4 through #6, and design review #2; denial of waivers of development standards #1 and #3 and design review #1.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

**Public Works - Development Review**

- Comply with approved drainage study PW23-13052;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a) 9) are needed to mitigate drainage through the site;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**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 #0256-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 1 card**

**COUNTY COMMISSION ACTION:** December 5, 2023 – HELD – To 02/07/24 – per the applicant.

**APPLICANT:** SCT SILVERADO RANCH & ARVILLE, LLC

**CONTACT:** REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING 21A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) ZC-08-0339 &amp; WS-19-0816 (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: _____ DATE FILED: _____</p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: _____ TAB/CAC DATE: _____</p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: _____</p> <p>FEE: _____</p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>SCT Silverado Ranch &amp; Arville LLC</u></p> <p>ADDRESS: <u>1505 S. Pavilion Center Drive</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>N/A</u> CELL: <u>N/A</u></p> <p>E-MAIL: <u>N/A</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>SCT Silverado Ranch &amp; Arville LLC</u></p> <p>ADDRESS: <u>1505 S. Pavilion Center Drive</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>N/A</u> CELL: <u>N/A</u></p> <p>E-MAIL: <u>N/A</u> REF CONTACT ID #: <u>N/A</u></p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Brownstein Hyatt Farber Schreck - Attn: Rebecca Miltenberger</u></p> <p>ADDRESS: <u>100 N. City Parkway, Suite 1600</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u></p> <p>TELEPHONE: <u>702-464-7052</u> CELL: <u>N/A</u></p> <p>E-MAIL: <u>rmiltenberger@bhfs.com</u> REF CONTACT ID #: <u>176001</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177-19-801-020

PROPERTY ADDRESS and/or CROSS STREETS: W. Silverado Ranch Blvd. & Arville

PROJECT DESCRIPTION: Modification to WS-19-0816 (as extended by ET-22-400102)

(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)\* [Signature] Property Owner (Print) JEFFREY T. WELCH

STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON July 5, 2023 (DATE)  
 By Jeffrey T. Welch

NOTARY PUBLIC: Amelia Carr



\*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.



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

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PROPERTY ADDRESS and/or CROSS STREETS: W. Silverado Ranch Blvd. & Arville

PROJECT DESCRIPTION: Modification to WS-19-0816 (as extended by ET-22-400102)

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

  
 Property Owner (Signature)\*

Jeffrey T. Welch  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON July 5, 2023 (DATE)  
 By Jeffrey T. Welch

NOTARY PUBLIC: Amelia Carr



\*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.





# LAND USE APPLICATION

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ASSESSOR'S PARCEL NUMBER(S): 177-19-801-020

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

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

STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON July 5, 2023 (DATE)

By Jeffrey T. Welch

NOTARY PUBLIC: Amelia Carr



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October 5, 2023

Rebecca L. Miltenberger  
Attorney at Law  
702.464.7052 direct  
rmiltenberger@bhfs.com

**VIA HAND DELIVERY**

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

RE: Justification Letter – Silverado Ranch & Arville Tavern (Waiver of Conditions)  
APN: 177-19-801-020

To Whom It May Concern:

Our office represents SCT Silverado Ranch & Arville LLC, a Nevada limited liability company (the "Applicant"), owner of that certain property bearing Clark County Assessor Parcel Number ("APN") 177-19-801-020 (the "Property"). The Applicant is requesting approval of the following, in conjunction with the redesign of a tavern previously approved by application no. WS-19-0816:

**Waiver of Conditions** to waive the following conditions: a) provide a cross access and parking easement to the north and east per ZC-08-0339; and b) provide a minimum driveway width of 36 feet per WS-19-0816.

In 2008, the Property was rezoned to C-2 (General Commercial) per application no. ZC-08-0339 (the "Rezoning Approvals") with a BE (Business Employment) planned land use designation. Subsequently, the Board of County Commissioners approved a design review for an approximately 4,600 sq. ft. tavern with on-premises consumption of alcohol and related waivers of development standards as set forth in application no. WS-19-0816 (collectively, the "Tavern Approvals"). The Tavern Approvals were extended until December 4, 2023 per application no. ET-22-400102. The Property was recently acquired by the Applicant, and the Applicant intends to develop the Property as a tavern, consistent with the Tavern Approvals, subject to the waivers requested herein (the "Project").

The Rezoning Approvals included a condition that a cross access and parking easement to the north and east be provided. Recently, the adjacent property was rezoned to a Residential Urban Density Zone for the development of single family residential development. The Per Table 30.56-2 of the Code, the requirement for cross access is applicable to non-residential land uses that are similar or complementary with consistent levels of intensity and similar parking. Due to the fact that the adjacent land use is no longer an intended residential use, connectivity between the Project and a planned residential use does not satisfy the policies and goals of the master plan. Accordingly, the Applicant requests the prior condition for a cross access and parking easement be waived.

Additionally, per the Tavern Approvals and Section 30.52.050 of the Code, a 36' minimum driveway width from the lip of the gutter to the lip of the gutter is to be provided; however, a 32' driveway width from face of curb to face of curb is the standard per Uniform Standard Drawing 222.1. The Applicant proposes to provide a 32' driveway width from lip of gutter to lip of gutter and 35' from face of curb to face of curb. Similar requests for a 32 feet driveway width have been previously approved where 36 feet is required. Additionally, the driveway dimensions align with the planned parking space and driveway aisle dimensions.

Principal Planner  
Clark County Comprehensive Planning Department  
October 5, 2023  
Page 2

We appreciate your consideration, and please do not hesitate to contact me if you require additional information.

Sincerely,



Rebecca L. Miltenberger  
Enclosures

October 5, 2023

Rebecca L. Miltenberger  
Attorney at Law  
702.464.7052 direct  
rmiltenberger@bhfs.com

**VIA HAND DELIVERY**

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

RE: Justification Letter – Silverado Ranch & Arville Tavern  
APN: 177-19-801-020

To Whom It May Concern:

Our office represents SCT Silverado Ranch & Arville LLC, a Nevada limited liability company (the "Applicant"), owner of that certain property bearing Clark County Assessor Parcel Number ("APN") 177-19-801-020 (the "Property"). The Applicant is requesting approval of the following, in conjunction with the redesign of a tavern previously approved by application no. WS-19-0816:

**Design Review** for the following: a) modifications to WS-19-0816 per the enclosed plans; and b) finished grade in conjunction with a tavern on 0.82 acres in a C-2 (General Commercial District) zone.

**Waiver of Development Standards** for the following: a) to allow attached sidewalks; b) reduce driveway separation to approximately 172' 9"; c) increase the height of the retaining wall to 5' with a 6' screening wall; d) to allow non-standard improvements (landscaping) in the right-of-way; e) eliminate parking lot landscaping; f) eliminate parking lot figure islands; and g) reduce the driveway width to 32'.

In 2008, the Property was rezoned to C-2 (General Commercial) per application no. ZC-08-0339 (the "Rezoning Approvals") with a BE (Business Employment) planned land use designation. Subsequently, the Board of County Commissioners approved a design review for an approximately 4,600 sq. ft. tavern with on-premises consumption of alcohol and related waivers of development standards as set forth in application no. WS-19-0816 (collectively, the "Tavern Approvals"). The Tavern Approvals were extended until December 4, 2023 per application no. ET-22-400102. The Property was recently acquired by the Applicant, and the Applicant intends to develop the Property as a tavern, consistent with the Tavern Approvals, subject to the waivers requested herein (the "Project").

The Project will consist of an approximately 4,500 sf. ft. tavern, with restricted gaming including a bar (with 15 slot machines), a restaurant and related back of house facilities as shown on the enclosed plans. The building features varying heights, and will incorporate a textured stucco façade, brick veneer, steel accents and decorative façade features as shown on the enclosed elevation plans.

The Project will include 45 parking spaces, 2 of which will be ADA compliant, in accordance with Table 30.60-1 and Table 30.60-5 of the Clark County Development Code (the "Code"). One loading space will be provided in accordance with Table 30.60-6 of the Code. The throat depth of 12'2" provided in the attached plans will exceed the previously approved throat depth under the Tavern Approvals of 7' 11".

An intense landscape buffer will be provided along the Eastern and Northern property boundary lines as shown on the enclosed landscape plan. The proposed landscaping consists of trees, shrubs and ground cover in accordance with the *Southern Nevada Planning Coalition Regional Plant List*. Landscaping will be provided within the landscape islands at the end of the parking space strips and adjacent to the building.

Design Review: The site was previously approved for a tavern per the Tavern Approvals. The requested design review is for modifications to the prior Tavern Approvals as shown on the enclosed plans. The Applicant is requesting to increase finished grade up to a maximum of 57 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 0.58% increase). The proposed grade of the site will increase to approximately 24 inches as permitted by Code along Arville, however given the grade and slope of the site, an increased grade to 4.7 feet (57 inches) is required which will predominately occur along the eastern boundary.

Waiver of Development Standards:

In connection with the Project, the Applicant is requesting a waiver of the following development standards:

- To allow attached sidewalks where detached sidewalks are required per Section 30.64.030(I)(3) & Figure 30.64-17. The Applicant is proposing to provide approximately 5' sidewalks along S. Arville Street and W. Silverado Ranch Boulevard and an approximately 10' amenity zone with landscaping and trees as shown on the enclosed plans. Moreover, attached sidewalks accommodate an existing utility vault with utility boxes, proposed street lights and additional proposed utilities. The surrounding development existing as of the date hereof has similar attached sidewalks.<sup>1</sup> Accordingly, the Applicant requests a waiver to include attached sidewalks.
- To reduce the driveway separation to approximately 172' 9", a reduction of approximately 3' 9" from the previously approved separation distance of 176' 6" under the Tavern Approvals.
- To increase the height of the retaining wall to 5 feet with a 6 foot screen where 3 feet with a 6 foot screen is permitted by Code. Due to the grade of the Property, a taller retaining wall will be required.
- To allow non-standard improvements (landscaping) in the right-of-way. As required under the Tavern Approvals, a portion of the Property will be dedicated to include a property line radius of 54 feet adjacent to the spandrel, which will be landscaped as shown on the enclosed plans. As such, the Applicant is requesting approval for nonstandard improvements to be located within a right of way.
- To eliminate parking lot landscaping and landscape finger islands within the proposed parking lot on site where Figure 30.64-14 is required. Given the small lot site and the configuration of the proposed parking the Applicant is requesting to waive the required parking lot landscaping and finger islands in order to accommodate the required number of parking spaces per the Code and provide additional landscaping around the site per the enclosed plans.

This site was previously approved for a tavern and the overall design is consistent with the existing Tavern Approvals. The proposed design and requested waivers are consistent with the prior approvals and existing developments in the area.

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<sup>1</sup> The neighboring development across Arville Street was similarly approved for attached sidewalks per ZC-20-0236.

Principal Planner  
Clark County Comprehensive Planning Department  
October 5, 2023  
Page 3

We appreciate your consideration, and please do not hesitate to contact me if you require additional information.

Sincerely,



Rebecca L. Miltenberger  
Enclosures

October 5, 2023

Rebecca L. Miltenberger  
Attorney at Law  
702.464.7052 direct  
rmiltenberger@bhfs.com

**VIA HAND DELIVERY**

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

RE: Justification Letter – Silverado Ranch & Arville Tavern (Extension of Time - WS-19-0816)  
APN: 177-19-801-020

To Whom It May Concern:

Our office represents SCT Silverado Ranch & Arville LLC, a Nevada limited liability company (the "Applicant"), owner of that certain property bearing Clark County Assessor Parcel Number ("APN") 177-19-801-020 (the "Property"). The Applicant hereby requests an extension of time for a second extension of time for WS-19-0816, to allow a two (2) year extension to commence construction by December 4, 2025.

In 2008, the Property was rezoned to C-2 (General Commercial) per application no. ZC-08-0339 (the "Rezoning Approvals") with a BE (Business Employment) planned land use designation. Subsequently, the Board of County Commissioners approved a design review for an approximately 4,600 sq. ft. tavern with on-premises consumption of alcohol and related waivers of development standards as set forth in application no. WS-19-0816 (collectively, the "Tavern Approvals"). The Tavern Approvals were extended until December 4, 2023 per application no. ET-22-400102.

The Property was recently acquired by the Applicant, and the Applicant intends to develop the Property as a tavern, consistent with the Tavern Approvals (the "Project"). Concurrently herewith, the Applicant has submitted related entitlement requests for the Project. The requested extension of time will allow the Applicant to work through the necessary Project development permitting approvals prior to commencing construction.

We appreciate your consideration, and please do not hesitate to contact me if you require additional information.

Sincerely,



Rebecca L. Miltenberger  
Enclosures





**PUBLIC HEARING**

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

**ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**

**ZONE CHANGE** to reclassify 2.5 acres from an R-D (Suburban Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development.

Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file). MN/al/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

177-28-803-001

**LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the request for R-1 zoning is appropriate for the site since there are existing developments with greater density in the area such as the R-3 and RUD developments across Bermuda Road to the east and northeast. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0710-17	Reclassified the site to R-D zoning for a single family residential development	Approved by BCC	October 2017
VS-0711-17	Vacated and abandoned easements - expired	Approved by BCC	October 2017
TM-0139-17	Single family residential subdivision - expired	Approved by BCC	October 2017

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNPP-1)	Place of worship
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential
East	Compact Neighborhood (up to 18 du/ac)	R-3	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the request to reclassify the site to R-1 zoning to not be compatible with the existing single family residential developments to the west and south. The proposed R-1 zoning does not provide for an appropriate transition for the R-D zoned residences to the south or the R-E (RNP-1) zoned residences to the west; or from the R-E (RNP-1) zoned place of worship to the north to these residences. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on-sites that are adjacent to RNP areas. Suggested strategies in the Master Plan include providing transitioning densities with larger lots adjacent to RNP areas or clustering higher intensity housing units away from the shared edge of the RNP. Given the small size of the subject property (2.5 acres), utilizing such strategies would be hard to accomplish. Staff finds that the existing R-D zoning for the site is more compatible with the surrounding area, as opposed to the R-1 zoning request. For these reasons, staff finds the request for R-1 zoning is not appropriate for this location.

**Department of Aviation**

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

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

**Public Works - Development Review**

- Right-of-way dedication to include 50 feet for Bermuda Road, 30 feet for Frias Avenue and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

**Fire Prevention Bureau**

- No comment.

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

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

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

**APPLICANT:** KHUSROW ROOHANI  
**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,  
LAS VEGAS, NV 89118

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING 22A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u>
	<b>APPLICANT</b>  NAME: <u>Khusrow Roohani</u> ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Taney Engineering; Attn: Jessica Walesa</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-28-803-001

PROPERTY ADDRESS and/or CROSS STREETS: Bermuda Rd and Frias Ave

PROJECT DESCRIPTION: Requesting rezone from R-D to R-1

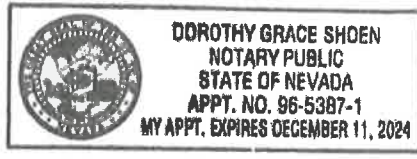
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-25-23 (DATE)  
 By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



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

December 4, 2023

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

**Re: Bermuda & Frias  
APR-23-101251  
APN: 177-28-803-001  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Zone Boundary Amendment for a future single-family residential development.

**Parcel Information**

The subject parcel is 2.5 gross-acres and is located west of Bermuda Road and south of Frias Avenue. The parcel is currently zoned R-D (Suburban Estates Residential), with a planned land use of LN (Low-Intensity Suburban Neighborhood). A Zone Boundary Amendment is requested in support of a future single-family residential development that has not yet been designed.

**Zone Boundary Amendment**

This request is to rezone the subject parcel to R-1 (Single- Family Residential District) from R-D (Suburban Estates Residential District). The parcel is adjacent to properties zoned R-E (Rural Estates Residential) to the north and west, R-3 (Multiple-Family Residential) to the east, and R-D (Suburban Estates Residential) to the south.

The rationale for this rezoning is grounded in the compatibility of the proposed R-1 (Single-Family Residential District) zoning category with the current land use designation. Additionally, considering the presence of more intense densities in neighboring developments, the request is deemed warranted and fitting for the area. This strategic shift in zoning aligns with the broader community’s need for thoughtful development that adapts to the evolving dynamics of the region.

Furthermore, this Zone Boundary Amendment acknowledges the urgent need for infill developments within Clark County. As urban areas expand, infill development becomes crucial for optimizing land use and minimizing urban sprawl. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, promoting efficient land utilization and fostering a more connected and integrated urban fabric. The proposed zoning acts as a catalyst for infill development, ensuring a harmonious blend of residential spaces that enrich the existing community while addressing the increasing demand for housing in a responsible and sustainable manner.

Moreover, this proposed amendment not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The rezoning prioritizes a forward-thinking approach to land use planning. It aims to optimize the subject parcel with due consideration for its specific geographical and

02/07/24 BCC AGENDA SHEET

**PUBLIC HEARING**

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

**ZC-23-0827-A & A III, LLC ET. AL.:**

**ZONE CHANGE** to reclassify 6.3 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade.

Generally located on the north side of Pyle Avenue, 336 feet west of Valley View Boulevard within Enterprise (description on file). JJ/md/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-30-604-023; 177-30-604-024; 177-30-604-028

**DESIGN REVIEWS:**

1. Single family residential development.
2. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase)

**LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 6.3
- Number of Lots: 31
- Density: 5.0
- Minimum/Maximum Lot Size (square feet): 5,301/6,901 (gross & net)
- Project Type: Single family residential development
- Number of Stories: 1 to 2
- Building Height (feet): 16 to 29
- Square Feet: 2,161 to 3,276

**Site Plans**

This is a conforming zone boundary amendment to an R-1 zoning district. The plans depict a single family residential development consisting of 31 lots on 6.3 acres with a density of 5.0 dwelling units per gross acre. The minimum and maximum lot sizes are 5,301 square feet and

6,901 square feet, respectively. The sole means of access to the site is granted via a 43 foot wide north/south private street, Street A, that connects to an east/west public street being Pyle Avenue. Street A connects to an internal east/west private, Avenue A, terminating in cul-de-sac bulbs at the east (Lots 6 and 7) and west (Lots 22 and 23) portions of the subdivision. A 5 foot wide detached sidewalk is located along Pyle Avenue, while a 4 foot wide attached sidewalk is located on the east side of Street A, to the west of Lot 1. A 4 foot wide attached sidewalk is also provided on the south side of Avenue A. The increase in finished grade to 6 feet occurs at the southwest corner of the site, in proximity to Lot 25.

Landscaping

The plans depict a street landscape area, including a 5 foot wide detached sidewalk, measuring 15 feet in width along Pyle Avenue. Landscape areas measuring 5 feet and 8 feet in width are located on the west and east sides of Street A, respectively. The street landscape area consists of trees, shrubs, and groundcover. Common Element Lot C, measuring 3,481 square feet and consisting of shrubs and groundcover, is located at the southeast corner of the development adjacent to Lot 6.

Elevations

The plans depict 1 to 2 story model homes measuring between 16 feet to 29 feet in height. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, decorative stucco for trim, and accents. Some of the models also include decorative stone veneer.

Floor Plans

The plans depict 1 to 2 story homes with multiple floor plans ranging from 2,161 square feet to 3,276 square feet. The models feature multiple bedrooms, bathrooms, kitchen, great room, and a dining room. All models feature 2 to 3 car garages.

Applicant's Justification

This zone change to R-1 will provide a transition between the higher density R-2 zoning project on the south side of Pyle Avenue and the R-E zoning to the north. The proposed product type will provide 1 and multiple 2 story options which would be consistent with both the higher and lower density homes surrounding the project. Due to an existing wash that runs through a portion of the site, the site will be elevated to work with civil engineering constraints; the site will not be artificially elevated to enhance views. The increased grade difference is location within a portion of Lot 25 in the east/west direction.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Outside storage with accessory structure & single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-2 & R-E (RNP-I)	Single family residential & undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped



### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential

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

### Related Applications

Application Number	Request
TM-23-500176	A tentative map for a 31 lot single family residential development is a companion item on this agenda.
VS-23-0828	A request to vacate patent easements 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

##### Zone Change

The intent of the R-2 zoning district is to provide for the development of single family residential uses and to prohibit the development of incompatible uses that are detrimental to the residential environment. The proposed zoning is compatible with the density and intensity of the R-2 single family residential developments within the surrounding area. Immediately to the south of the project site, across Pyle Avenue, is an existing R-2 zoned single family residential development with a density of 7.2 units per acre. Staff finds the proposed zoning complies with Goal 1.1 of the Master Plan which encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. Furthermore, the proposal complies with Policy 1.3.2 that encourages a mix of housing options, both product types and unit sizes, within larger neighborhoods. Therefore, staff recommends approval. In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. For these reasons, staff finds the request for the R-1 Zone appropriate for this location.

##### Design Reviews

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.

##### Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with the Master Plan which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from

residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential development within the area. Therefore, staff recommends approval of this request.

**Public Works - Development Review**  
**NOT READY TO MERGE**

**Department of Aviation**

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

**Staff Recommendation**  
Approval.

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

**Comprehensive Planning**

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised that within 4 years from the approval date the design reviews 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pyle;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;

- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Department of Aviation**

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

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0469-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND AMERICAN HOMES

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,  
SUITE 100, LAS VEGAS, NV 89118





# LAND USE APPLICATION 23A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>22-23-0827</u> DATE FILED: <u>12/11/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/10/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/7/24</u> FEE: <u>\$1,725</u>
	<b>PROPERTY OWNER</b>  NAME: <u>MORADI HAKIMIAN REVOCABLE LIVING TRUST</u> ADDRESS: <u>14 Sugarberry Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Richmond American Homes of Nevada, Inc</u> ADDRESS: <u>7770 S Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-240-5605</u> CELL: _____ E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Westwood Professional Services - Roxanne Leigh</u> ADDRESS: <u>5725 W Badura Ave., Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-30-804-023

PROPERTY ADDRESS and/or CROSS STREETS: Pyle / Valley View

PROJECT DESCRIPTION: Single Family Residential

(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)\*
 
Moradi Hakimian Revocable Living Trust  
 Property Owner (Print)
 
Hamid Moradi trustee

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 09/29/23 (DATE)  
 By Hamid Moradi  
 NOTARY PUBLIC Jeanette Forrest

JEANETTE R FORREST  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 APPT. NO. 22-7112-01  
 MY APPT. EXPIRES JULY 27, 2026

\*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.

RAH2301

October 3, 2023

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

PLANNER  
COPY  
22-23-0827

**RE: Monarch Meadow II  
Justification Letter for a Design Review, Tentative Map, and Zone Change  
31 lots; 6.25+/- acres; APNs: 177-30-604-023, -024, & -028**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Richmond American Homes of Nevada, Inc respectfully submits this justification letter with an application for a Design Review (DR), Tentative Map (TM), and zone change (ZC) for the proposed community.

### Project Description

The project site associated with this request is approximately 6.25± gross acres and is located along Pyle Avenue near the northwest corner of the Pyle Avenue and Valley View Boulevard intersection. This development will consist of 31 lots with a gross density of 4.96 dwelling units/acre.

### Design Review

#### Site Plan

The project is composed of 31 total lots which are approximately 50.0' wide and 99.0' to 124.0' deep. All 31 lots are laid out along two cul-de-sacs that are in an east to west orientation.

The project is proposed to be constructed as one phase. The subdivision will have interior private streets that are 43 foot wide with an attached 4 foot sidewalk. The project will not be gated and will include one entrance off of Pyle Avenue. The interior cul-de-sac streets are approximately 450 foot in length. The only perimeter public street adjacent to the site is Pyle Avenue which is a 70 foot right-of-way with 15 foot landscaping and detached sidewalk. Full offsite improvements including curb, gutter, and sidewalk are proposed along Pyle Avenue.

### Architecture

The planned architecture for the project includes three 40' wide homes and one 39' wide home. Three plans have two stories and there is one single story plan option. They range in size of livable area from 2,161 to 3,276 square feet. The homes range in height from ~16ft to ~29ft. Each house will have a two car garage and a 20-ft driveway (18' when accessing a cul-de-sac). Proposed floor plans and elevations are included with the submittal package. The proposed development and building architecture will be designed with consideration of the existing surrounding communities to ensure there is minimal impact to existing neighborhoods.

### Grade Difference

A maximum grade difference of 6 feet is being requested where 36 inches is allowed per section 30.32.040.a.9 of Title 30 due to an existing wash that runs through a portion of the site. The site will be elevated to work with civil engineering constraints; the site will not be artificially elevated to enhance views. The increased grade difference is location within a portion of lot 25 in the east west direction.

# Westwood

## Setbacks

The setbacks for the proposed project will utilize the R-1 setbacks as shown in table 30.40-2 of title 30 and are as follows:

- Front (Living): 20 feet (10' reduction for less than 50% of building width)
- Front (Garage): 20 feet (18' when accessing a cul-de-sac)
- Side (Interior): 5 feet
- Side (Corner): 10 feet
- Rear (Living): 20 feet
- Rear (Patio): 3 feet
- Rear (Balcony): 17 feet

## Tentative Map

The associated Tentative Map (TM) will establish the layout of the 31-residential lots, two common lots, and the interior street network. The TM also includes street sections for the interior private street and the adjacent public road, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

## Zone Change

The subject development consists of three parcels all with a planned land use of LN (Low-Intensity Suburban Neighborhood) and current zoning of R-E (Rural Estates). All parcels will require a zone change to R-1 (Single Family Residential District) which is in conformance with the LN land use.

This zone change to R-1 will provide a transition between the higher density R-2 zoning project on the south side of Pyle Avenue and the R-E zoning to the north. The proposed product type will provide a one and multiple two-story options which would be consistent with both the higher and lower density homes surrounding the project. The proposed lots exceed the 5,200 square foot minimum and are within the 5 dwelling units per acre density allowed per Title 30.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE  
Project Manager

CC:  
Angela Pinley, Richmond American Homes  
Roxanne Leigh, Westwood





02/07/24 BCC AGENDA SHEET

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**VS-23-0828-A & A III, LLC ET. AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Hinson Street (alignment), and between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
 177-30-604-023; 177-30-604-024; 177-30-604-028

**LAND USE PLAN:**  
 ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

This request is to vacate and abandon various easements on the subject property to facilitate development of the site. The first part of the request is to vacate a 5 foot wide patent easement along the south portion of the project site, adjacent to Pyle Avenue. Patent easements measuring 33 feet in width located along the north, east, and west boundaries of APN 177-30-604-024 are proposed to be vacated. North/south patent easements measuring a total of 60 feet in width, centrally located within APN 177-30-604-028, are also proposed to be vacated. The second part of this request is to vacate a 5 foot wide easement adjacent to Pyle Avenue, and a 60 foot wide, north/south easement centrally located within APN 177-30-604-028, as acquired by Clark County in a resolution relative to acquisition of rights-of-way.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Outside storage with accessory structures & single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-2 & R-E (RNP-I)	Single family residential & undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0827	A zone change to reclassify the site to R-1 zoning for a single family residential development and for finished grade is a companion item on this agenda.
TM-23-500176	A tentative map for a 31 lot single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

**NOT READY TO MERGE**

**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 35 feet to the back of curb for Pyle Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND AMERICAN HOMES

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,  
SUITE 100, LAS VEGAS, NV 89118

DRAFT





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 24A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0828</u>	DATE FILED: <u>12/11/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>1/10/24</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>2/17/24</u>	
		FEE: <u>\$ 875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>MORADI HAKIMIAN REVOCABLE LIVING TRUST</u> ADDRESS: <u>14 Sugarberry LN</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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<b>APPLICANT</b>	NAME: <u>Richmond American Homes of Nevada, Inc.</u> ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-240-5605</u> CELL: _____ E-MAIL: <u>angela.pirley@mdch.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>Westwood Professional Services - Roxanne Leigh</u> ADDRESS: <u>5725 W. Badura Ave., Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-604-023

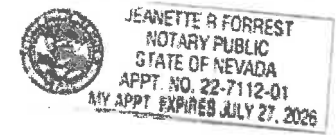
PROPERTY ADDRESS and/or CROSS STREETS: Pyle / Valley View

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

[Signature]  
Property Owner (Signature)\*

Moradi Hakimian Revocable Living Trust  
Property Owner (Print) Hamid Moradi, trustee

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 09/29/23 (DATE)  
 By Hamid Moradi  
 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.

RAH2301

November 30, 2023

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

PLANNER  
COPY  
VS-23-0828

**RE: Monarch Meadow II  
Justification Letter for Multiple Vacations  
31 lots; 6.25+/- acres; APNs: 177-30-604-023, -024, & -028**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Richmond American Homes respectfully submits this justification letter in support of Multiple Vacations (VS). The project site associated with this request is approximately 6.25± gross acres and is located along Pyle Avenue near the northwest corner of the Pyle Avenue and Valley View Boulevard intersection. This development will consist of 31 lots with a gross density of 4.96 dwelling units/acre.

**Vacation of Patent Easements and Resolution Relative to Acquisition of Rights of Way**

This application proposes to vacate multiple patent easements and Resolution Relative to Acquisition of Rights of Way that conflict with the proposed site. These easements are no longer needed to provide a reservation for roads or utilities.

The following easements will be vacated:

- Resolution Relative to Acquisition of Rights of Way OR:568:527122 (5' to be vacated along Pyle Avenue; 30' to be vacated along Schuster Street alignment)
- Patent Easement: OR:20160804:02298 and OR:20160805:02196 (5' to be vacated along Pyle Avenue; 30' to be vacated along Schuster Street alignment)
- Patent Easement: Patent 1180317 (33' to be vacated)

An exhibit has been provided showing the proposed vacations along with supporting legal descriptions and exhibits.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE  
Project Manager

CC: Angela Pinley, Richmond American Homes  
Roxanne Leigh, Westwood

02/07/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-23-500176-A & A III, LLC ET. AL.:**

**TENTATIVE MAP** consisting of 31 lots and common lots on 6.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Pyle Avenue, 336 feet west of Valley View Boulevard within Enterprise. JJ/md/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-604-023; 177-30-604-024; 177-30-604-028

**LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 6.3
- Project Type: Single family residential development
- Number of Lots: 31
- Density (du/ac): 5.0
- Minimum/Maximum Lot Size (square feet): 5,301/6,901 (gross & net)

The plans depict a single family residential development consisting of 31 lots on 6.3 acres with a density of 5.0 dwelling units per gross acre. The minimum and maximum lot sizes are 5,301 square feet and 6,901 square feet, respectively. The sole means of access to the site is granted via a 43 foot wide north/south private street, Street A, that connects to an east/west public street being Pyle Avenue. Street A connects to an internal east/west private, Avenue A, terminating in cul-de-sac bulbs at the east (Lots 6 and 7) and west (Lots 22 and 23) portions of the subdivision. A 5 foot wide detached sidewalk is located along Pyle Avenue, while a 4 foot wide attached sidewalk is located on the east side of Street A, to the west of Lot 1. A 4 foot wide attached sidewalk is also provided on the south side of Avenue A.

**Landscaping**

The plans depict a street landscape area, including a 5 foot wide detached sidewalk, measuring 15 feet in width along Pyle Avenue. Landscape areas measuring 5 feet and 8 feet in width are located on the west and east sides of Street A, respectively. The street landscape area consists of trees, shrubs, and groundcover. Common Element Lot C, measuring 2,481 square feet and consisting of shrubs and groundcover, is located at the southeast corner of the development adjacent to Lot 6.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Outside storage with accessory structures & single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-2 & R-E (RNP-I)	Single family residential & undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0827	A zone change to reclassify the site to R-1 zoning for a single family residential development and for finished grade is a companion item on this agenda.
VS-23-0828	A request to vacate patent easements 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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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



## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

### **Public Works - Development Review NOT READY TO MERGE**

### **Comprehensive Planning - Addressing**

- Street names shall have approved street names and suffixes.

### **Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office 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./kc

### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0469-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RICHMOND AMERICAN HOMES**

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,  
SUITE 100, LAS VEGAS, NV 89118**





# TENTATIVE MAP APPLICATION 25A

DEPARTMENT OF COMPREHENSIVE PLANNING  
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-50076</u>	DATE FILED: <u>12/11/23</u>
		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>11/01/24</u>
TENTATIVE MAP (TM)		TAB/CAC: <u>Enterprise</u>	PC MEETING DATE: _____
		BCC MEETING DATE: <u>2/7/24</u>	FEE: <u>\$750</u>

PROPERTY OWNER	NAME: <u>MORADI HAKIMIAN REVOCABLE LIVING TRUST</u>
	ADDRESS: <u>14 SUGARBERRY LN</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Richmond American Homes of Nevada, Inc</u>
	ADDRESS: <u>7770 S Dean Martin Drive, Suite 308</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>702-240-5605</u> CELL: _____
	E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services - Roxanna Leigh</u>
	ADDRESS: <u>5725 W Badura Ave, Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-30-604-023

PROPERTY ADDRESS and/or CROSS STREETS: Pyle / Valley View

TENTATIVE MAP NAME: Single Family Residential

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): [Signature] Property Owner (Print): Moradi Hakimian Revocable Living Trust, Hamid Moradi trustee

STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/29/2023 (DATE)

By Hamid Moradi

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.



# TENTATIVE MAP APPLICATION XXA

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>70-23-500174</u> DATE FILED: <u>4/30/23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>1/10/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/7/24</u> FEE: <u>\$750</u>

<b>PROPERTY OWNER</b>	NAME: <u>SOMPHONE &amp; KHOURY, LLC</u> ADDRESS: <u>1868 LIEGE DRIVE</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>N/A</u>
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<b>APPLICANT</b>	NAME: <u>GOLCHEH DEVELOPMENT AND INVESTMENTS, LLC</u> ADDRESS: <u>1180 BEVERLY DRIVE #300</u> CITY: <u>LOS ANGELES</u> STATE: <u>CA</u> ZIP: <u>90035</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>N/A</u> REF CONTACT ID #: <u>N/A</u>
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<b>CORRESPONDENT</b>	NAME: <u>JENNIFER LAZOVICH - KAEMPFER CROWELL</u> ADDRESS: <u>1980 FESTIVAL PLAZA DRIVE #650</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702 792 7048</u> E-MAIL: <u>APIERCE@KCNVLAW.COM</u> REF CONTACT ID #: <u>164674</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-14-201 010

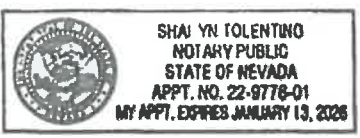
PROPERTY ADDRESS and/or CROSS STREETS: RAINBOW BLVD & WIGWAM AVE

TENTATIVE MAP NAME: RAINBOW & WIGWAM

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 I am, we 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]      Issa Khoury  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 19, 2023 (DATE)  
 By ISSA KHOURY  
 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.



October 4, 2023

W.O # 8254

*TY-23-500174*

CLARK COUNTY  
Planning Department  
500 Grand Canyon Parkway  
Las Vegas, Nevada 89155

Subject: Hold Letter – Rainbow and Wigwam 1 Lot Commercial Subdivision Tentative Map

RE: APN 176-14-201-010 – 3.89 Acres

Dear Planning Staff,

On behalf of our client Golcheh Development and Investments, LLC, VTN Nevada is requesting the Tentative Map application for Wigwam and Rainbow 1 Lot Commercial Subdivision be held and placed on the same hearing schedule as the accompanying entitlement applications.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

*Kayla Cassella*

Kayla Cassella  
Project Coordinator

cc: Golcheh Development and Investments, LLC  
VTN Nevada – Aaron Yamachika, P.E.



## ENTERPRISE TOWN BOARD DRAFT CALENDAR 2024

January 10 & 31

February 28

March 13 & 27

April 10

May 1 & 15 & 29

June 12 & 26

July 10 & 31

August 14 & 28

September 11 & 25

October 9 & 30

November 13 & 27

December 11

