



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 GilesPie Street

Las Vegas, NV 89183

January 15, 2025

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chaves70@yahoo.com.
 - 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:	David Chestnut Kaushal Shah Matthew Griebel	Barris Kaiser Chris Caluya
------------------------	---	-------------------------------

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

County Liaison(s):	Tiffany Hesser (702) 455-7388 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 11, 2024. (For possible action)
- IV. Approval of the Agenda for January 15, 2025 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. **ET-24-400137 (UC-2093-96)-CAPSTONE CHRISTIAN SCHOOL: USE PERMITS SEVENTH EXTENSION OF TIME** to complete the following: 1) a temporary batch plant; and 2) additions to an existing temporary sand and gravel mining (gravel pit) operation including temporary associated equipment storage and stockpiling areas all in conjunction with a previously approved, privately funded storm water detention basin and future construction projects. **VARIANCES** for the following: 1) permit a previously approved, privately funded, below grade storm water detention basin; and 2) permit a temporary construction trailer on 40.38 acres in a PF (Public Facility) Zone. Generally located on the north side of Cactus Avenue, 900 feet east of Amigo Street within Enterprise. MN/nai/kh (For possible action) 01/22/25 BCC
- 2. **ZC-24-0694-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS: ZONE CHANGE** to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action) 01/22/25 BCC
- 3. **VS-24-0695-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS: VACATE AND ABANDON** easements of interest to Clark County located between Meranto Avenue and Richmar Avenue, and between Hinson Street and Valley View Boulevard; and a portion of a right-of-way being Richmar Avenue located between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/tpd/kh (For possible action) 01/22/25 BCC
- 4. **WS-24-0696-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) increase retaining wall height; and 3) modify residential adjacency standards. **DESIGN REVIEW** for a single-family residential subdivision on 7.55 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise. JJ/rg/kh (For possible action) 01/22/25 BCC

5. **TM-24-500149-IOVINO CARMEN IRREVOCABLE TRUST ETAL & IOVINO CARMEN TRS:**
TENTATIVE MAP consisting of 32 lots and common lots on 7.55 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise. JJ/tpd/kh (For possible action) **01/22/25 BCC**

6. **UC-24-0642-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
USE PERMITS for the following: **1)** vocational training facility; and **2)** outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** eliminate landscaping; **3)** allow non-decorative fences; **4)** increase fence height; **5)** eliminate required parking spaces; **6)** waive full off-site improvements; **7)** eliminate throat depth; **8)** reduce departure distance; **9)** eliminate the drainage study; and **10)** eliminate dedication of public right-of-way.
DESIGN REVIEW for a driving school with outdoor storage on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner Serene Avenue and Redwood Street within Enterprise. JJ/sd/kh (For possible action) **01/22/25 BCC**

7. **WS-24-0526-GHANOLI HOLDINGS, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fence height; and **2)** allow a non-decorative fence.
DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action) **01/22/25 BCC**

8. **ZC-24-0686-BIDI STAR, LLC:**
ZONE CHANGE to reclassify 0.92 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Jonathan Drive within Enterprise (description on file). MN/gc (For possible action) **01/22/25 BCC**

9. **AR-24-400129 (UC-0773-13)-VEGAS GROUP, LLC:**
USE PERMIT FIFTH APPLICATION FOR REVIEW for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking for a place of worship within an office complex on a portion of 8.0 acres within a CP (Commercial Professional) Zone. Generally located on the east side of Gilespie Street and the south side of Silverado Ranch Boulevard within Enterprise. MN/mh/kh (For possible action) **02/04/25 PC**

10. **PA-24-700041-WARD, BRANON P & KIDD-WARD, JAMES C.:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) and Ranch Estates Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 12.9 acres. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/rk (For possible action) **02/04/25 PC**

11. **ZC-24-0741-WARD, BRANON P & KIDD-WARD, JAMES C.:**
ZONE CHANGES for the following: 1) reclassify 12.9 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise (description on file). JJ/rk/(For possible action) **02/04/25 PC**

12. **VS-24-0740-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL**
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road and between Rainbow Boulevard and Belcastro Street, a portion of a right-of-way being Torino Avenue located between Belcastro Street and Rainbow Boulevard, a portion of a right-of-way being Rainbow Boulevard located between Torino Avenue and Pebble Road, a portion of a right-of-way being Pebble Road located between Belcastro Street and Rainbow Boulevard, and a portion of a right-of-way being Rosanna Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jor/kh (For possible action) **02/04/25 PC**

13. **WS-24-0739-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.
DESIGN REVIEW for a single-family residential subdivision on 12.80 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Avenue and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action) **02/04/25 PC**

14. **TM-24-500159-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL :**
TENTATIVE MAP consisting of 97 lots and common lots on 12.80 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action) **02/04/25 PC**

15. **WS-24-0728-STONE LAND HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce front setbacks.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.16 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/lm/kh (For possible action) **02/04/25 PC**

16. **TM-24-500156-STONE LAND HOLDINGS, LLC:**
TENTATIVE MAP consisting of 6 single-family residential lots on 2.16 acres in an RS10 (Residential Single-Family 10) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/lm/kh (For possible action) **02/04/25 PC**

17. **WS-24-0732-PLACEK, PAUL C.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce building separation; **2)** reduce setbacks; **3)** modify Neighborhood Protection (RNP) Overlay standards; and **4)** modify residential adjacency standards for an accessory structure and an addition in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest side of Habersham Court, 200 feet north of Great Gable Drive within Enterprise. MN/my/kh (For possible action) **02/04/25 PC**
18. **ZC-24-0707-ORLYO, LLC ETAL & D & J FAMILY TRUST:**
ZONE CHANGE to reclassify 9.13 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise (description on file). JJ/mc (For possible action) **02/05/25 BCC**
19. **VS-24-0709-ORLYO, LLC ET AL & D & J FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Arville Street, and between Serene Avenue and Meranto Avenue (alignment) and a portion of right-of-way being Serene Avenue located between Valley View Boulevard and Arville Street, a portion of right-of-way being Meranto Avenue (alignment) located between Valley View Boulevard and Arville Street, and a portion of right-of-way being Valley View Boulevard located between Meranto Avenue (alignment) and Serene Avenue within Enterprise (description on file). JJ/sd/kh (For possible action) **02/05/25 BCC**
20. **WS-24-0708-ORLYO, LLC, ET AL & D & J FAMILY TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for a single-family residential subdivision on 9.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action) **02/05/25 BCC**
21. **TM-24-500152-ORLYO, LLC ET AL & D & J FAMILY TRUST:**
TENTATIVE MAP consisting of 44 lots and common lots on 9.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise. JJ/mc/kh (For possible action) **02/05/25 BCC**
22. **VS-24-0730-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue, and between Monte Cristo Way and Tenaya Way within Enterprise (description on file). JJ/rr/kh (For possible action) **02/05/25 BCC**

23. **WS-24-0731-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) waive full off-site improvements; and 3) alternative driveway geometrics.
DESIGN REVIEW for a single-family residential development on 5.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Torino Avenue and the east side of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action) **02/05/25 BCC**
24. **TM-24-500158-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:**
TENTATIVE MAP consisting of 9 single-family residential lots on 5.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Torino Avenue and the east side of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action) **02/05/25 BCC**
25. **UC-24-0720-BELTWAY BUSINESS PARK RETAIL NO 1, LLC:**
USE PERMIT for a gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an existing retaining wall where a decorative screen wall is required; and 2) allow modified driveway design standards.
DESIGN REVIEW for a gasoline station and retail building (convenience store) on 1.78 acres in an IP (Industrial Park) Zone. Generally located on the east side of Jones Boulevard and the south side of Badura Avenue within Enterprise. MN/dd/kh (For possible action) **02/05/25 BCC**
26. **WS-24-0706-SILVER CREEK II, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) allow higher activity areas (parking) of development adjacent to a residential district; and 3) allow modified driveway design standards.
DESIGN REVIEW for a proposed retail building on 1.12 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Warm Springs Road and Tenaya Way within Enterprise. MN/mh/kh (For possible action) **02/05/25 BCC**
27. **WC-24-400053 (ZC-0708-16)-BARTSAS MARY 10, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) 8 foot high wall to include metal fencing on top and to be constructed on the eastern property line; and 2) intense landscaping consisting of 4 inch caliper trees to be provided on the south property line in conjunction with an existing shopping center on 5.11 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/ng (For possible action) **01/08/25 BCC**
28. **WS-24-0662-BARTSAS MARY 10, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) allow alternative plant types in conjunction with an existing shopping center on 5.15 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/kh (For possible action) **01/08/25 BCC**

29. **ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
HOLDOVER ZONE CHANGE to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action) **01/22/25 BCC**
30. **VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/sd/kh (For possible action) **01/22/25 BCC**
31. **WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** reduce buffering and screening; **3)** increase maximum parking; **4)** reduce drive-thru distance to properties subject to residential adjacency; and **5)** allow an attached sidewalk.
DESIGN REVIEW for a commercial development on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **01/22/25 BCC**
32. **TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **01/22/25 BCC**

VII. General Business

1. Elect a Chair and Vice Chair (For possible action)
2. Approve 2025 Meeting Calendar (For possible action)
3. Review the Enterprise Town Advisory Board Bylaws (For discussion only)

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 29, 2025.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Silverado Ranch Community Center – 9855 Gilespe Street
Clark County Government Center – 500 S. Grand Central Pkwy
<https://notice.nv.gov>

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



Enterprise Town Advisory Board

December 11, 2024

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair EXCUSED Chris Caluya PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT	

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.

Judith M. Rodriguez, 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.

A representative for items 28-30 indicated the items would be held until February 12, 2025, but he was willing to meet with any interested parties who were present.

•

III. Approval of Minutes for November 13 and November 26, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published .

Motion **PASSED** (4-0)/ Unanimous.

IV. Approval of Agenda for December 11, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

Motion **PASSED** (4-0) /Unanimous

Applicant requested holds:

28. ZC-24-0653-GOLDSTRIKE GRID, LLC: The applicant has requested **HOLD** to the February 12, 2025, Enterprise TAB meeting.
29. VS-24-0654-GOLDSTRIKE GRID L, LLC: The applicant has requested **HOLD** to the February 12, 2025, Enterprise TAB meeting.
30. UC-24-0655-GOLDSTRIKE GRID, LLC: The applicant has requested **HOLD** to the February 12, 2025, Enterprise TAB meeting.
38. ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.
39. VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.
40. WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.
41. TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.

Related applications to be heard together:

2. PA-24-700033-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
3. ZC-24-0625-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
4. VS-24-0624-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
5. WS-24-0626-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
6. TM-24-500139-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

7. VS-24-0457-DBAC, LLC:
8. WS-24-0456-DBAC, LLC:
9. TM-24-500096-DBAC, LLC:

11. VS-24-0649-PREMIERE REAL ESTATE HOLDINGS II, LLC:
12. UC-24-0650-PREMIERE REAL ESTATE HOLDINGS II, LLC:

13. PA-24-700034-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
14. ZC-24-0628-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
15. VS-24-0630-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
16. WS-24-0629-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
17. TM-24-500141-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

18. PA-24-700035-LANDBERG LAND INVESTORS, LLC:
19. ZC-24-0669-LANDBERG LAND INVESTORS, LLC:
20. VS-24-0668-LANDBERG LAND INVESTORS, LLC:
21. WS-24-0670-LANDBERG LAND INVESTORS, LLC:

- 22. TM-24-500145-LANDBERG LAND INVESTORS, LLC:
- 24. WC-24-400053 (ZC-0708-16)-BARTSAS MARY 10, LLC:
- 25. WS-24-0662-BARTSAS MARY 10, LLC:
- 31. ZC-24-0656-FAR EAST PROPERTY, LLC:
- 32. VS-24-0658-FAR EAST PROPERTY, LLC:
- 33. WS-24-0657-FAR EAST PROPERTY, LLC:
- 34. TM-24-500144-FAR EAST PROPERTY, LLC:
- 35. ZC-24-0663-RAINBOW GOMER, LLC:
- 36. VS-24-0665-RAINBOW GOMER, LLC:
- 37. WS-24-0664-RAINBOW GOMER, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Breakfast with Badges**
 - Will be hosted by LVMPD on December 18, 10am-noon at Broken Yolk, 6805 S. Las Vegas Blvd.
 - **Put Out the Fire, Clark County!**

Each fall and winter, particulate matter pollution increases in Clark County due in part to increased wood-burning. For the past two years on Dec. 25, Clark County has exceeded the EPA's air quality standard for PM2.5 pollution. We've traced much of that pollution to one source: wood burning during the holiday season.

That's why we want you to help us **Put Out the Fire!**

Take the Pledge for Your Chance to Win an Electric Fireplace!

Thanks to our friends at the American Lung Association in Nevada, you can win an electric fireplace if you pledge to help reduce particulate pollution in Clark County. How can you do that?

 - Don't burn wood on Dec. 25
 - If you do burn wood, use Burn Wise tips from the EPA to ensure you're not over-polluting the air we share
 - Reduce vehicle idling to lower vehicle emissions
 - [Go to our website](#) for more tips and informatio

VI. Planning & Zoning

1. **UC-24-0463-BLUE DIAMOND RETAIL PARTNERS, LLC:**
HOLDOVER AMENDED USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce street landscaping (no longer needed).
DESIGN REVIEW for a commercial center consisting of a vehicle wash and a restaurant with drive-thru on 1.9 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Durango Drive and Blue Diamond Road within Enterprise. JJ/sd/kh (For possible action) 12/17/24 PC

Motion by David Chestnut

Action: **APPROVE** Use Permits, Waivers of Development Standards #1 and Design Review
WITHDRAWN by applicant Waivers of Development Standards #2

ADD Current Planning Conditions:

- Hours of operation limited to 7am – 9pm
- Southern property line to have mature trees

Per staff if approved conditions

Motion **PASSED** (4-0) /Unanimous

2. **PA-24-700033-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 8.27 acres. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/rk (For possible action) 12/17/24 PC

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) /Unanimous

3. **ZC-24-0625-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
ZONE CHANGE to reclassify 8.27 acres from a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise (description on file). MN/rk (For possible action) 12/17/24 PC

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) /Unanimous

4. **VS-24-0624-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Mystic Cliffs Avenue (alignment) and between Bermuda Road and Aphrodite Street; a portion of a right-of-way being Cactus Avenue located between Bermuda Road and Aphrodite Street; and a portion of a right of way being Amigo Street between Cactus Avenue and Mystic Cliffs Avenue (alignment) within Enterprise (description on file). MN/hw/kh (For possible action) 12/17/24 PC

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) /Unanimous

IX. Next Meeting Date: January 29, 2025.

X.5. Adjournment

WS-24-0626-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

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

Silverado Ranch Community Center - 9855 Gillespie Street

Clark County Government Center - 500 S. Howard Central Park

<https://notificastv.com>

DESIGN REVIEW for a proposed single-family residential subdivision on 8.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/hw/kh (For possible action)

12/17/24 PC

Motion by Justin Maffett

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Tier the retaining wall along Cactus Ave.

Per staff conditions

Motion **PASSED** (4-0) /Unanimous

6. **TM-24-500139-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

TENTATIVE MAP consisting of 60 single-family residential lots and 4 common lots on 8.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/hw/kh (For possible action) **12/17/24 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) /Unanimous

7. **VS-24-0457-DBAC, LLC:**

AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, a portion of right-of-way being Arville Street located between Maule Avenue and Pamalyn Avenue (previously not notified), and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action) **12/18/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions and previous TAB recommendations

Motion **PASSED** (4-0) /Unanimous

8. **WS-24-0456-DBAC, LLC:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.
DESIGN REVIEW for a single-family residential subdivision on 3.37 acres (previously notified as 3.11 acres) in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action) **12/18/24 BCC**

Motion by David Chestnut

Action: **APPROVE:** With previously approved Enterprise TAB conditions.

DELETE: Public Works - Development Review bullet #4.

Per staff if approved conditions

Motion **PASSED** (4-0) /Unanimous

9. **TM-24-500096-DBAC, LLC:**
HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.37 acres (previously notified as 3.11 acres) in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action) **12/18/24 BCC**

Motion by David Chestnut

Action: **APPROVE:** With previously approved Enterprise TAB conditions.

DELETE: Public Works - Development Review bullet #4.

Per staff if approved conditions

Motion **PASSED** (4-0) /Unanimous

10. **SDR-24-0627-HENDERSON HILLS LAS VEGAS, LLC**
SIGN DESIGN REVIEWS for the following: 1) reduce separation between freestanding signs; and 2) waive residential adjacency standards in conjunction with an approved restaurant on 1.16 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue, 380 feet west of Dean Martin Drive within Enterprise. JJ/dd/kh (For possible action) **01/07/25 PC**

Motion by David Chestnut

Action: **APPROVE:** Sign Design Review #1;

DENY: Sign Design Reviews # 2

Per staff if approved conditions

Motion **PASSED** (4-0) /Unanimous

11. **VS-24-0649-PREMIERE REAL ESTATE HOLDINGS II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and between El Camino Road and Jones Boulevard within Enterprise (description on file). JJ/mh/kh (For possible action) **01/07/25 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) /Unanimous

12. **UC-24-0650-PREMIERE REAL ESTATE HOLDINGS II, LLC:**
~~WS-24-0727-PLACER, PAUL C.:~~
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; 2) reduce setbacks; 3) modify Neighborhood Protection (RNP) Overlay standards; and landscaping; 2) reduce parking lot landscaping; 3) allow a non-decorative fence; 4) increase fence height; and 5) reduce parking.
DESIGN REVIEW for an equipment rental facility and outdoor storage and display on 1.12 acres in an IIL (Industrial Light) Zone. Generally located on the northwest corner of Jones Boulevard and Blue Diamond Road within Enterprise. JJ/mk/kh (For possible action) **01/07/25 PC**
- Motion by David Chestnut
Action: **APPROVE:** Use Permit
18. **UC-24-0707-ORLYO, LLC ET AL & D & J FAMILY TRUST:**
~~UC-24-0707-ORLYO, LLC ET AL & D & J FAMILY TRUST:~~
ZONE CHANGE to reclassify 9.13 acres from an RS20 (Residential Single-Family 20) Zone and a C (Office/Professional) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise (description on file). JJ/mc (For possible action) **02/05/25 BCC**
13. **PA-24-700034-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
19. **REZONING AMENDMENT, LLC ET AL & D & J FAMILY TRUST:**
~~REZONING AMENDMENT, LLC ET AL & D & J FAMILY TRUST:~~
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Arville Street, and between Serene Avenue and Meranto Avenue (alignment) and a portion of right-of-way being Serene Avenue located between Valley View Boulevard and Arville Street, a portion of right-of-way being Meranto Avenue (alignment) located between Valley View Boulevard and Arville Street, and a portion of right-of-way being Valley View Boulevard located between Meranto Avenue (alignment) and Serene Avenue within Enterprise (description on file). JJ/sd/kh (For possible action) **02/05/25 BCC**
- Motion by Justin Maffett
Action: **DENY**
20. **WS-24-0708-ORLYO, LLC, ET AL & D & J FAMILY TRUST:**
14. **ZC-24-0628-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
~~ZC-24-0628-FOREST HILL FAMILY TRUST & SADRI FRED TRS:~~
DESIGN REVIEW for a single-family residential subdivision on 9.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise. JJ/gc (For possible action) **02/05/25 BCC**
21. **TM-24-500152-ORLYO, LLC ET AL & D & J FAMILY TRUST:**
~~TM-24-500152-ORLYO, LLC ET AL & D & J FAMILY TRUST:~~
TENTATIVE MAP consisting of 44 lots and common lots on 9.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise. JJ/mc/kh (For possible action) **02/05/25 BCC**
15. **VS-24-0636-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
22. **MS-24-0730-ROOHAAN KHUSROW FAMILY TRUST & ROOHAAN KHUSROW TRS:**
~~MS-24-0730-ROOHAAN KHUSROW FAMILY TRUST & ROOHAAN KHUSROW TRS:~~
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue and between Monte Cristo Way and Inaya Way within Enterprise (description on file). JJ/rr/kh (For possible action) **02/05/25 BCC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (4-0)/Unanimous

16. ~~WS-24-0629-FOREST HILL FAMILY TRUST & SADRI FRED TRS.~~
 23. ~~WS-24-0721-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:~~
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; 3) curb type; and 4) reduced right-of-way width. waive full off-site improvements; and 3) alternative driveway geometrics.
DESIGN REVIEW for single-family residential homes on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action) **01/07/25 PC**

Motion by Justin Maffett
 24. ~~TM-24-190158-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:~~
TENTATIVE MAP consisting of 9 single-family residential lots on 5.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pyle Avenue and the east side of Monte Cristo Way within Enterprise. JJ/rg/kh (For possible action) **01/07/25 PC**

17. ~~TM-24-190141-FOREST HILL FAMILY TRUST & SADRI FRED TRS.~~
TENTATIVE MAP consisting of 4 single-family residential lots on 5.15 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action) **01/07/25 PC**

25. **UC-24-0720-BELTWAY BUSINESS PARK RETAIL NO 1, LLC:**
USE PERMIT for a gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an existing retaining wall where a retaining screen wall is required; and 2) allow modified driveway design standards.
DESIGN REVIEW for a gasoline station and retail building (convenience store) on 1.78 acres in an IP (Industrial Park) Zone. Generally located on the east side of Jones Boulevard and the south side of Dacula Avenue within Enterprise. JJ/rg/kh (For possible action) **02/05/25 BCC**

18. **PA-24-700035-LANDBERG LAND INVESTORS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban (LIS) to Mid-Intensity Suburban (MIS).
 26. **WS-24-0706-SILVER CREEK II, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) allow higher activity areas (parking) of development adjacent to a residential district; and 3) allow modified driveway design standards.
DESIGN REVIEW for a proposed retail building on 1.12 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Warm Springs Road and Tenaya Way within Enterprise. JJ/rg/kh (For possible action) **02/05/25 BCC**

Motion by David Chestnut
 Action: **APPROVE** Plan Amendment for APN's 176-22-801-009, 176-27-501-008 and 176-27-501-014.
 Motion **PASSED** (4-0) /Unanimous

VII. General Business

19. **ZC-24-0669-LANDBERG LAND INVESTORS, LLC:**
- ZONE CHANGE** to reclassify 9.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Rainbow Boulevard (alignment) and Landberg Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action) **01/07/25 PC**
 - Approve 2025 Meeting Calendar (For possible action)
 - Review the Enterprise Town Advisory Board Bylaws (For discussion only)
 Motion by David Chestnut

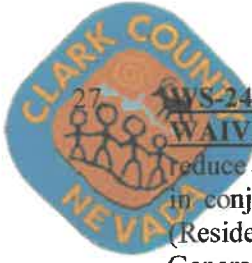
VIII. Comments by the General Public: A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's 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.

20. ~~YS-24-0668-1~~ **LANDBERG LAND INVESTORS, LLC:**
~~TM-24-50014-1~~ **MOVING CARMEN IRREVOCABLE TRUST ETAL & IOVINO CARMEN**
VACATE AND ABANDON easements of interest to Clark County located between Landberg
TENTATIVE MAP consisting of 32 lots and common lots on 7.55 acres in an RS3.2 (Residential
 Single-Family 3.2) Zone. Generally located on the west side of Valley View Boulevard and the
 north side of Richmar Avenue within Enterprise. JJ/tpd/kh (For possible action) **01/22/25 BCC**
 Motion by David Chestnut
6. **DENY**
UC-24-0642-1 FOREST HILL FAMILY TRUST & SADRI FRED TRS:
~~Motion PASSED (4-0) /Unanimous~~
USE PERMITS for the following: 1) vocational training facility; and 2) outdoor storage.
21. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2)
~~eliminate landscaping; 3) allow non-decorative fences; 4) increase fence height; 5) eliminate~~
~~required parking spaces; 6) waive full on-site improvements; 7) eliminate throat depth; 8) reduce~~
~~structure height; 9) full on-site improvements including drainage study and compliance; and 10)~~
 reduce street dedication on 14.56 acres.
DESIGN REVIEW for a single-family detached residential subdivision on a 13.75 acre portion of
DESIGN REVIEW for a driving school with outdoor storage on 2.5 acres in an IL (Industrial
 Light) Zone. Generally located on the north west side of Sebene Avenue and Redwood Street within
 Enterprise. JJ/dd/kh (For possible action) **01/22/25 BCC** (For possible action) **01/07/25 PC**
7. ~~Motion by David Chestnut~~ **CHANDLER HOLDINGS, LLC:**
DENY WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase
 fence height; and 2) allow a non-decorative fence.
DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in
 an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on
22. ~~TM-24-50014-1~~ **LANDBERG LAND INVESTORS, LLC:**
~~Motion PASSED (4-0) /Unanimous~~
TENTATIVE MAP consisting of 61 lots and common lots on a 13.75 acres portion of a 14.56
 acre site in an RS3.3 (Residential Single-Family 3.3) Zone & an RS20 (Residential Single-Family
 20) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Landberg
8. **ZC-24-0686-1 BIDLSTAR, LLC:**
~~Motion PASSED (4-0) /Unanimous~~
ZONE CHANGE to reclassify 0.92 acres from an H-2 (General Highway Frontage) Zone to a CG
 (Commercial General) Zone. Generally located on the southwest corner of Las Vegas Boulevard
 South and Nathan Drive within Enterprise (description on file). MN/gc (For possible action)
01/22/25 PASSED (4-0) /Unanimous
23. ~~BR-24-00100-1~~ ~~ZC-24-0600-1~~ **BROASATON LIMITED PARTNERSHIP:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a multi-family residential development
WAIVERS OF DEVELOPMENT STANDARDS for reduced parking for a place of worship
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height;
 2) reduce throat depth; 3) reduce setback for decorative fence; and 4) increase wall height.
DESIGN REVIEW for a multi-family residential development on 12.2 acres in an CR
 (Commercial Resort) Zone. Generally located on the north side of Bruner Avenue and the west side
 of Parvin Street (alignment) within Enterprise (description on file). MN/my/kh (For possible action)
01/08/25 BCC
10. ~~PA-24-00041-1~~ **WARD, BRANON P & KIDD-WARD, JAMES C.:**
~~Motion PASSED (4-0) /Unanimous~~
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use
 (CM) and Ranch Estates Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on
 12.9 acres. Generally located on the north side of Pebble Road and the west side of Rainbow
 Boulevard within Enterprise. JJ/rk (For possible action) **02/04/25 PC**

24. **WC-24-400053 (ZC-0708-16)-BARTSAS MARY 10, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) 8 foot high wall to include metal fencing on top and to be constructed on the eastern property line; and 2) intense landscaping consisting of 4 inch caliper trees to be provided on the south property line in conjunction with an existing shopping center on 5.11 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/mg (For possible action) **01/08/25 BCC**
11. **ZC-24-0741-WARD, BRANON P & KIDD-WARD, JAMES C.:**
ZONE CHANGES for the following: 1) reclassify 12.9 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise (description on file). JJ/rk/(For possible action) **02/04/25 PC**
 Motion by David Chestnut
12. **VS-24-0540-WARD, BRANON P & KIDD-WARD, JAMES C. ET AL:**
VACATE AND ABANDON easements, 2025, interest app. Clark County, located between Torino Avenue and Pebble Road and between Rainbow Boulevard and Belcastro Street, a portion of a right-of-way being Torino Avenue located between Belcastro Street and Rainbow Boulevard, a portion of a right-of-way being Rainbow Boulevard located between Belcastro Street and Rainbow Boulevard and a portion of a right-of-way being Rosanna Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jr/kh (For possible action) **02/04/25 PC**
25. **WS-24-0662-BARTSAS MARY 10, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback and 2) modify rear yard drainage standards; and 3) alternative driveway geometry. Generally located on the north side of Pebble Avenue and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action) **02/04/25 PC**
13. **WS-24-0739-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) modify rear yard drainage standards; and 3) alternative driveway geometry. Generally located on the north side of Pebble Avenue and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action) **02/04/25 PC**
26. **WS-24-0645-32 ACRES, LLC:**
TENTATIVE MAP consisting of 07 lots and common area of 2.80 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action) **02/04/25 PC**
14. **TM-24-508159-WARD, BRANON P. & KIDD-WARD, JAMES C. ET AL:**
TENTATIVE MAP consisting of 07 lots and common area of 2.80 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action) **02/04/25 PC**
15. **WS-24-0728-STONE LAND HOLDINGS, LLC:** **01/08/25 BCC**
WAIVER OF DEVELOPMENT STANDARDS to reduce front setbacks.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.16 acres in an RS10 (Residential Family 10) Zone. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street. JJ/lm/kh (For possible action) **02/04/25 PC**
ADD Conditions of Approval:
- 8-foot property line wall to be a noise attenuation wall from the western edge of the drive
16. **TM-24-508156-STONE LAND HOLDINGS, LLC:** # 1 .
TENTATIVE MAP for existing buildings into family residential lots on 2.16 acres in an RS10 (Residential Family 10) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/lm/kh (For possible action) **02/04/25 PC**

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

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



UC-24-0666-TOPEPE FAMILY TRUST & TOPEPE, RAMON & LETICIA TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setbacks; 2) reduce access gate setback; 3) eliminate street landscaping, and 4) waive full off-site improvements in conjunction with proposed and existing single family residences on 1.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Shadybush Avenue and the east side of Placid Street within Enterprise. MN/dd/kh (For possible action) **01/08/25 BCC**

Motion by Justin Maffett **AGENDA**
 Action: **APPROVE** per staff if approved conditions.

Note: Motion **PASSED** (4-0) /Unanimous

- Items on the agenda may be taken out of order.
- 28. ZC-24-0653-GOLDSTRIKE GRID, LLC:** Agenda items for consideration.
- ZONE CHANGE:** No less than 0.03 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise (description on file). MN/af (For possible action) **01/08/25 BCC**
- 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.
- The applicant has requested **HOLD** to the February 12, 2025, Enterprise TAB meeting 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, TTY/TDD.
- 29. VS-24-0654-GOLDSTRIKE GRID I, LLC:**
- VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Marston Avenue and between Decatur Boulevard and Edmond Street (alignment) and a portion of right-of-way being Decatur Boulevard located between Warm Springs Road and Marston Avenue within Enterprise (description on file). MN/rg/kh (For possible action) **01/08/25 BCC**

The applicant has requested **HOLD** to the February 12, 2025, Enterprise TAB meeting.
 Board/Council Approval: Darrin Kusek
 Kaushal Shah
 Matthew Griebel
 Chris Caluya

Secretary: **30. UC-24-0655-GOLDSTRIKE GRID, LLC:**
USE PERMIT for a public utility structure.
WAIVER OF DEVELOPMENT STANDARDS for increased structure height.
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.

County Land Use: **DESIGN REVIEW** for a public utility structure on 4.03 acres in an IP (Industrial Park) Zone. Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise. MN/rg/kh (For possible action) **01/08/25 BCC**

The applicant has requested **HOLD** to the February 12, 2025, Enterprise TAB meeting.
 I. Call to Order, Pledge of Allegiance, and Roll Call

31. **ZC-24-0656-FAR EAST PROPERTY, LLC:**
 II. **PUBLIC COMMENT:** This is a period devoted to comments by the general public about any items on the agenda. **RS-20 (Residential Single-Family 20) Zone** to **IP (Industrial Park) Zone**. Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise. MN/rg/kh (For possible action) **01/08/25 BCC**

opportunity to speak of their **Public Hearing** with the Enterprise (description on file) into (For possible action) **01/08/25 BCC**

speaking 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.

Motion by Justin Maffett
 Action: **APPROVE** per staff conditions
 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.

32. **VS-24-0658-FAR EAST PROPERTY, LLC:**
 III. **VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Grand Canyon Drive, and between Gomer Road and Le Baron Avenue (alignment) within Enterprise (description on file). JJ/sd/kh (For possible action) **01/08/25 BCC**
- IV. Approval of the Agenda for January 15, 2025 and Hold, Combine, or Delete any Items. (For possible action)
 Motion by Justin Maffett
 Action: **APPROVE** per staff conditions.
- V. Information **ASSESSED** (4-0) /Unanimous
33. **WS-24-0657-FAR EAST PROPERTY, LLC** meetings and County or community meetings
WATERSHED DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase wall height; and 3) increase fill.
- VI. Plan **DESIGN REVIEW** for an 11 lot single-family residential subdivision on 2.52 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 680 feet west of Fort Apache Road within Enterprise. JJ/sd/kh (For possible action) **01/08/25 BCC**
1. **USE PERMITS SEVENTH EXTENSION OF TIME** to complete the following: 1) a temporary sand and gravel mining (gravel pit) operation in conjunction with a previously approved, privately funded storm water detention basin and future construction projects. Motion by Justin Maffett
 Action: **APPROVE** per staff conditions
 Motion: **PASSED** (4-0) /Unanimous
34. **TM-24-500144-FAR EAST PROPERTY, LLC:** **RENTAL MAP** consisting of 11 lots and common lots on 2.52 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Cactus Avenue, 900 feet east of Aringo Street within Enterprise. JJ/sd/kh (For possible action) **01/22/25 BCC**
2. **ZC-24-0694-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN**
 Motion by Justin Maffett
 Action: **APPROVE** per staff approved conditions
 Motion: **PASSED** (4-0) /Unanimous
35. **ZC-24-0663-RAINBOW GOMER, LLC:** **ZONE CHANGE** to reclassify 3.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action) **01/22/25 BCC**
3. **VS-24-0695-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN**
 Motion by David Chestnut
 Action: **APPROVE** per staff conditions
4. **WS-24-0696-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN**
 Motion by Justin Maffett
 Action: **APPROVE** per staff conditions
36. **TR-24-0665-RAINBOW GOMER, LLC:** **WATERSHED DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) increase retaining wall height; and 3) modify residential adjacent standards and Landberg Avenue (description on file). JJ/sd/kh (For possible action) **01/08/25 BCC**
- DESIGN REVIEW** for a single-family residential subdivision on 5.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise. JJ/rg/kh (For possible action) **01/22/25 BCC**
 Motion by David Chestnut
 Action: **APPROVE** per staff conditions.
 Motion **PASSED** (4-0) /Unanimous

37. **WS-24-0664-RAINBOW GOMER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping; **2)** eliminate parking lot landscaping; **3)** waive full off-site improvements; and **4)** alternative driveway geometrics.
DESIGN REVIEW for outdoor storage on 2.5 acres in an IL (Industrial Light) Zone. Generally located south of Gomer Road and 300 feet east of Rainbow Boulevard within Enterprise. JJ/bb/kh (For possible action) **01/08/25 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- 2-year review for landscaping.

Per staff if approved conditions.

Motion **PASSED** (4-0) /Unanimous

38. **ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
ZONE CHANGE to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action) **01/08/25 BCC**

The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.

39. **VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/sd/kh (For possible action) **01/08/25 BCC**

The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.

40. **WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** reduce buffering and screening; **3)** increase maximum parking; **4)** reduce drive-thru distance to properties subject to residential adjacency; and **5)** allow an attached sidewalk.
DESIGN REVIEW for a commercial development on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **01/08/25 BCC**

The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.

41. **TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
TENTATIVE MAP consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **01/08/25 BCC**

The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.

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.

- None.

IX. Next Meeting Date

The next regular meeting will be January 15, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 9:12 p.m.

Motion **PASSED** (4-0) /Unanimous

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400137 (UC-2093-96)-CAPSTONE CHRISTIAN SCHOOL:

USE PERMITS SEVENTH EXTENSION OF TIME to complete the following: **1)** a temporary batch plant; and **2)** additions to an existing temporary sand and gravel mining (gravel pit) operation including temporary associated equipment storage and stockpiling areas all in conjunction with a previously approved, privately funded storm water detention basin and future construction projects.

VARIANCES for the following: **1)** permit a previously approved, privately funded, below grade storm water detention basin; and **2)** permit a temporary construction trailer on 40.38 acres in a PF (Public Facility) Zone.

Generally located on the north side of Cactus Avenue, 900 feet east of Amigo Street within Enterprise. MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

177-27-801-021

USE PERMITS:

1. Allow a temporary concrete batch plant.
2. Allow additions to an existing temporary sand and gravel mining operation including temporary equipment storage, stockpiling areas, and incidental equipment.

VARIANCES:

1. Permit a previously approved, privately funded, below grade storm water detention basin.
2. Permit a temporary construction trailer.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 840 E. Cactus Avenue
- Site Acreage: 40.38
- Project Type: Concrete batch plant, gravel pit, and detention basin

Background

VC-1377-95 originally approved a temporary sand and gravel mining operation and privately funded detention basin on 45.4 acres at this location with conditions including a 3 year review of

the application, vacation of easements, and applying for P-F zoning or other appropriate permanent zoning for the uses requested. The applicant indicated at the time of the initial application, the detention basin was required for drainage purposes for future development of properties located "downstream". Subsequently, VC-1855-95 was approved for a 20 acre addition to the previously approved 25 acre detention basin for a total of 45 acres and a total project area of 65.4 acres.

The subject application was approved as an addition to the 2 previously mentioned applications, allowing a temporary concrete batch plant and increasing the project area to 160 acres. Since the original approval of this application, the project size has decreased from 74.5 acres with the previous extension of time to the present size of 40.38 acres. The most recent decrease in size was because a portion of the original site is now developed and owned by a place of worship and a school and another portion is a residential subdivision. As a result, the concrete batch plant, gravel pit, and detention basin will only be on the remaining parcel. The concrete batch plant, sand, and gravel operation facilitates the construction of the detention basin with fill from other upstream detention basins being used to raise the site for the future school use.

Previous Conditions of Approval

Listed below are the approved conditions from UC-2093-96 (ET-18-400274):

Current Planning

- Until December 31, 2024 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions from UC-2093-96 (ET-0191-16):

Current Planning

- Until December 31, 2018 to complete the project.
- Applicant is advised that all extensions of time are a public hearing due to a condition of approval on UC-2093-96 (ET-400042-03); that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions

Listed below are the approved conditions from UC-2093-96 (ET-0138-12):

Current Planning

- Until December 31, 2016 to complete the project.

- Applicant is advised that all extensions of time are a public hearing due to a condition of approval on UC-2093-96 (ET-400042-03); and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection; and that gravity public sewer is not easily accessible for this parcel.

Listed below are the approved conditions from UC-2093-96 (ET-0144-10):

Current Planning

- Until December 31, 2012 to complete the project;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions from UC-2093-96 (ET-0167-04):

- Until December 31, 2010 to complete the project; subject to providing a report the Board of County Commissioners on FEMA status by January 2006.
- Compliance with all Clark County Department of Air Quality requirements.
- Compliance with previous conditions; and all applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions from UC-2093-96 (ET-0042-03):

- Until June, 4 2004, subject to verifying compliance with all conditions of approval on next review date.
- Any future extensions of time to be a public hearing before the Board of County Commissioners.
- Paving to be added to the 90 degree corners where trucks kick up dust on haul routes; inspecting all trucks to make sure trucks are all covered before the trucks leave the basin area
- Planting trees on the entire Cactus Avenue frontage in conjunction with the actual construction and improvement of Cactus Avenue.
- Removing stockpiles and berms blocking flows into the basin within 90 days unless otherwise restricted by OSHA.

- Providing third party testing and inspections in accordance with Civil Engineers off-site inspection procedures to ensure completion of the basin in accordance with approved plan: sign restrictive covenants within 14 days.
- Holding monthly meetings with neighborhood committee to address all issues affecting the neighborhood, including blasting, noise, dust, lighting, etc.
- Maximum 20 hours of operation per day (no operations between 12:00 a.m. and 4:00 a.m.) with a less noisy operations being reserved for late afternoon and early morning hours; save and accept if, and or where, prohibited by OSHA.
- All loaders used on property shall be equipped with warning flashing lights instead of audible beepers; providing full time personnel on-site during all hours of operation (with phone numbers to neighborhood committee) so the company may immediately address all neighborhood issues including blasting, noise, dust, lighting, etc.
- Notice to be given to the neighborhood committee of any planned blasting one week prior to blasting, signage shall be posted at the entrance to all affected housing developments no later than 24 hours prior to blasting, actual blasting shall be conducted only between the hours of 12:00 p.m. and 4:00 p.m.
- Applicant to work with neighbors that may have claims to their property as a result of blasting by the applicant, coordinating meetings between these neighbors and the blasting company.
- Lighting on the property to be directed downward and not outward so as to limit to every reasonable extent possible lights shining on adjoining properties; existing piles of inventory as well as all aspects of the batch plant operation shall be moved entirely down into the interior of the basin by no later than year-end.
- Topographic map shall be filed with the County within 90 days of final approval of this extension of time application; full compliance with all Department of Air Quality Management regulations
- Directing, in writing, that all gravel trucks shall use only section line roads, and all applicable standard conditions for this application type.
- Applicant is advised that additional information brought out in the public hearing may warrant additional conditions or a shorter time limit for review.
- Any change in circumstances or regulations may be justification for the denial of an extension of time.
- This will be the last extension of time staff will support.

Listed below are the approved conditions from UC-2093-96:

- Subject to a six year time limit for review of this application following the FEMA approval of map revision.
- Applicant to apply for P-F zoning (or other appropriate long term zoning approvals) for the detention basin area and subject to other conditions of approval of VC-1277-95 and VC-1885-96 where applicable.
- Right-of-way dedication
- Update drainage study and comply
- All haul routes to be paved and have Clark County Traffic Engineer approval and Nevada Department of Transportation approval of all intersections with state roads.

- Obtain permits for the Air Pollution Control Division and sign deed restrictions.
- Cactus subcontractors will use two large water trucks to minimize dust.
- Paving to be added to the 90 degree corners where trucks kick up dust on Cactus haul roads.
- Cactus shall build dirt berms around equipment and hire acoustical engineer to work towards reducing the noise impacting the existing homes to the West of Cactus basin after a 2 year period.
- Cactus will not pile dirt higher the 50 feet above the adjacent grades.
- Cactus will direct trucks to use section line roads in four directions from the pit (Maryland and Silverado Ranch) to decrease the concentration of gravel trucks along any one road; Cactus will pave Maryland from Pyle to Lake Mead with standard 24 foot paving within sixty days of receiving County approvals.
- Cactus will also install signs along these haul roads to provide proper disclosure to future home buyers; Cactus will not pave gravel haul roads through existing neighborhood directly to the West and will direct gravel trucks to haul only on the approved roads above.
- Cactus will inspect all trucks to make sure they are all covered before they leave the basin area; Cactus will plant trees on the entire Cactus frontage within six months of water being available in Cactus.

Applicant's Justification

The applicant is applying for a seventh extension of time to continue using the site for basin construction and as a batch plant. The applicant is working to submit the required hydrology study to reclaim an additional 13 acres for sports fields. The applicant will be ready to submit the hydrology study and grading permit by the end of January 2025. The applicant explains that the completion of this project is dependent on upstream detention basins. The Southwest Pittman Detention Basin is currently interviewing civil engineers to design the basin. The design of Southeast Pittman Detention Basin was awarded to a civil design group on August 1, 2024. The Duck Creek Larson Detention Basin is currently waiting for County funding for design and construction. The applicant explains that the construction of these 3 upstream detention basins will reduce flows to the subject detention basin, which will allow the 13 to 20 acres to be filled in to complete the project. The 3 detention basins mentioned above are expected to be completed within the next 5 years.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400086 (WS-20-0171)	Second extension of time for a waiver of development standards and design review for a private school	Approved by BCC	July 2024
ET-23-400116 (VS-21-0301)	First extension of time to vacate the existing drainage easement that covers the entire parcel	Approved by PC	July 2023
ET-22-400096 (WS-20-0171)	Second extension of time for a waiver of development standards and design review for a private school	Approved by BCC	August 2022

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0301	Vacated the existing drainage easement that covers the entire parcel	Approved by PC	August 2021
SC-21-0279	Street name change from Aphrodite Street to Capstone Academy Way	Approved by PC	July 2021
WS-20-0171	Waiver of development standards and design review for a private school	Approved by BCC	July 2020
ET-18-400274 (UC-2093-96)	Sixth extension of time for use permits to allow a temporary concrete batch plant, allowed additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below-grade storm water detention basin, permit a temporary construction trailer, and permit a batch plant and a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	March 2019
ZC-17-1060	Reclassified a portion of the site from P-F to R-2 zoning for proposed single-family residential development	Approved by BCC	February 2018
VS-17-1062	Vacated and abandoned easements	Approved by BCC	February 2018
TM-17-500211	117 single family residential lots on a 17.7 acre portion of 58.6 acres	Approved by BCC	February 2018
UC-2093-96 (ET-0191-16)	Fifth extension of time for use permits to allow a temporary concrete batch plant, allowed additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below-grade storm water detention basin, permit a temporary construction trailer, and permit a batch plant and a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	February 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-2093-96 (ET-0138-12)	Fourth extension of time for use permits to allow a temporary concrete batch plant, allowed additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below-grade storm water detention basin, permit a temporary construction trailer, and permit a batch plant and a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	December 2012
UC-2093-96 (ET-0144-10)	Third extension of time for use permits to allow a temporary concrete batch plant, allowed additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below-grade storm water detention basin, permit a temporary construction trailer, and permit a batch plant and a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	October 2010
UC-0074-10	Place of worship	Approved by PC	March 2010
UC-1299-07 (ET-0020-10)	First extension of time for a school with a design review - until February 5, 2012 to commence	Approved by PC	March 2010
UC-1299-07	School with a design review	Approved by PC	February 2008
AG-900113-06	Report submitted to the BCC on FEMA status for the site	Received by BCC	February 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-2093-96 (ET-0167-04)	Second extension of time for use permits to allow a temporary concrete batch plant, allowed additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below-grade storm water detention basin, permit a temporary construction trailer, and permit a batch plant and a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	July 2004
UC-2093-96 (ET-0042-03)	First extension of time for use permits to allow a temporary concrete batch plant, allowed additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below-grade storm water detention basin, permit a temporary construction trailer, and permit a batch plant and a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	June 2003
ZC-1735-00	Reclassified from P-F to M-2 zoning - expired	Held at PC	April 2001
ZC-1320-98	Established P-F zoning on the site	Approved by BCC	November 1998
UC-2093-96	Allowed a temporary concrete batch plant, allowed additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below-grade storm water detention basin, permit a temporary construction trailer, and permit a batch plant and a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	February 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RM18, RS3.3, & PF	Single-family residential & place of worship
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RM18 & RS2	Single-family residential & multi-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2 & RS3.3	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 applicant is waiting for other detention basins to be completed so fill can be used to raise the site for the future school. However, that does not explain why the site still needs to be used as a batch plant and sand and gravel mine. Waiting for other basins to be completed may justify not filling the site yet, but the temporary uses originally approved in 1996 do not need to continue. Using the site for 28 years is not indicative of a temporary use. While the applicant expects the use to discontinue in 5 years, that is based on 3 other basins being designed, funded, and completed, which is not guaranteed. With the last extension of time (ET-18-400274 (UC-2093-96)) in 2018, staff indicated that there would be no support for further extensions of time. Therefore, staff cannot support this request and recommends that the applicant apply for new land use to allow these uses on a permanent basis while also complying with all Code requirements to buffer adjacent residential uses.

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:

- Until December 31, 2029 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MARK MULHALL

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 251 S. GREEN VALLEY PARKWAY, UNIT 4012, HENDERSON, NV 89012



Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 177-27-801-021

PROPERTY ADDRESS/ CROSS STREETS: 840 E Cactus Ave. Las Vegas, NV 89183

DETAILED SUMMARY PROJECT DESCRIPTION

7th EOT of UC-2093-96 (batch plant and gravel pit)

PROPERTY OWNER INFORMATION

NAME: Capstone Christian Academy
ADDRESS: 1045 Palm Airport Drive Suite 110
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: N/A CELL N/a EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: Capstone Christian Academy
ADDRESS: 1045 Palm Airport Drive Suite 110
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: N/A CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Drive, 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a
TELEPHONE: 702-693-4205 CELL 702-693-4205 EMAIL: mmulhall@kcnv1aw.com

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

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

[Signature]
Property Owner (Signature)*

Joe Sunderman
Property Owner (Print)

10-23-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-24400137

ACCEPTED BY NAT

PC MEETING DATE _____

DATE 11/27/2024

BCC MEETING DATE 1/22/2025

FEES \$1,100.00

TAB/CAC LOCATION Enterprise

DATE 1/15/2025

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

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

December 19, 2024

VIA EMAIL

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

**Re: Updated Justification Letter – ET-24-400137 (UC-2093-96)
Capstone Christian Academy
APNs: 177-27-801-021**

To Whom It May Concern:

Please be advised this firm represents Capstone Christian Academy in the above referenced matter. The site is located on 40.38 acres, north of Cactus Avenue and west of Maryland Parkway (the “Site”). The Site is more particularly described as Assessor’s Parcel Numbers 177-27-801-021. The Applicant is requesting an extension of time for the previously approved entitlements on the Site.

Following up on our previous justification letter, CTC Crushing (“CTC”) has worked in conjunction with Capstone Christian Academy (“Capstone”) for many years to import and process fill dirt for the Cactus Basin project. Thus far, we have reclaimed 37 acres and expect to reclaim another 13 to 20 acres in the next 5 years. This privately funded detention basin has not cost the County any money to construct or maintain. CTC will continue to maintain the basin until a portion of it is turned over to the County for maintenance after the last phase of this project. We have maintained and continue to maintain excellent relationships with our neighbors via quarterly meetings and immediately responding to any questions or complaints.

Since the granting of the previous extension of time for this project, Capstone has made considerable progress on the Cactus Basin. We imported approximately 1 million cubic yards of structural fill dirt and reclaimed 22 acres of usable land. We then built the building pad for the Capstone campus and brought utilities to the building pad. We paved Cactus Avenue which fronts the building pad. Additionally, we contracted with VTN engineering to do the hydrology study to reclaim an additional 13 acres for sports fields.

The hydrology study is moving forward. On September 12, 2024, Capstone and VTN met with County officials from the Regional Flood Control District and Public Works regarding the hydrology study, to discuss and resolve issues in preparation for the hydrology study submittal. VTN indicates that they will be ready to submit the hydrology study and grading permit request before January 31, 2025.

REVISED
12/19/2024
ET-24-400137
NAI

The civil engineer indicated that we are waiting on the completion of three upstream basins. A map showing the locations of the upstream basins is attached. The Southwest Pittman Detention Basin is currently interviewing civil engineers to do the design of its detention basin. Southeast Pittman Detention Basin's design is being funded by Mosaic and they awarded the project to a civil design group on August 1, 2024. The Duck Creek Larson Detention Basin is currently waiting for County funding for design and construction. Ultimately, the construction of these upstream detention basins will reduce flows to the Cactus Detention Basin, which will allow these additional 13 to 20 acres to be filled in to complete the project. For example, North Pittman Detention Basin was most recently completed which allowed us to fill in and reclaim those 22 acres mentioned above. Typically, the design of these detention basins occurs in one year and then construction occurs the following year. The detention basins mentioned above in this paragraph are expected to be completed within the 5 years allowing us to fill and reclaim the remaining 13 to 20 acres.

We are working diligently to expedite the above hydrology study and grading permit because we have dirt available today. The Boring Company has 500,000 cubic yards of dirt available to fill and reclaim around 13 acres of the detention basin for the sports fields at Capstone. Aside from that source, CTC in conjunction with Impact Sand and Gravel are in the "dirt business." Previously, CTC and Impact imported approximately 1 million cubic yards of dirt for the previous phase of this project.

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



Mark W. Mulhall

MWM/mwm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0694-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:

ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

177-19-703-007 through 177-19-703-009; 177-19-703-012

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
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change from RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. The subject site is proposed for a 32 lot single-family residential subdivision with a density of 4.32 dwelling units per acre. According to the applicant, the zone change is intended to maintain a consistent and compatible development patten with the adjacent properties. Furthermore, the applicant indicates there are subdivisions within the immediate area which have already been approved for the RS3.3 zone indicating the area is changing in favor of higher density residential developments.

Prior Land Use Requests APNs 177-19-703-010 & 177-19-703-011

Application Number	Request	Action	Date
ZC-23-0608	Reclassified a portion of the site to R-1 zoning, waiver for wall height and design review for single-family residential detached development	Approved by BCC	November 2023

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0609	Vacated and abandoned easements and right-of-way	Approved by BCC	November 2023
TM-23-500127	12 lot single-family detached subdivision on 2.4 acres.	Approved by BCC	November 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & CP	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2 & RS3.3	Single-family residential

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

Related Applications

Application Number	Request
WS-24-0696	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-24-0695	A vacation and abandonment of patent easements and portions of right-of-way is a companion item on this agenda.
TM-24-500149	A tentative map for a 32 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. Additionally, 2 parcels that are a part of the overall project are currently zoned RS5.2 which make this zoning request consistent with those properties. The area has transitioned more towards residential suburban type development, particularly the areas to the south and west which have been developed as RS3.3 zoned single-family residential subdivisions. The request complies with

Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS5.2 zoning 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

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:

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-24-0695; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that additionally, the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BEAZER HOMES

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147

DRAFT



Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 177-19-703-007, -008, -009, -010, -011, -012

PROPERTY ADDRESS/ CROSS STREETS: Meranto & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Waiver of Development Standards, Zone Change, Vacation & Abandonment and a Design Review for a proposed 7.57 gross acre, 32-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Carmen Iovino Irrevocable Trust

ADDRESS: 9260 El Camino Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: 702-253-1602

CELL _____

EMAIL: ciovino@iovino-masonry.com

APPLICANT INFORMATION

NAME: Beazer Homes Holding LLC

ADDRESS: 2490 Paseo Verde Pkwy, Suite 120

CITY: Henderson

STATE: NV

ZIP CODE: 89074

REF CONTACT ID # _____

TELEPHONE: 702-340-7810

CELL _____

EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION

NAME: Taney Engineering: Attn: Nicole Chavarría

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL _____

EMAIL: nicolec@taneycorp.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Carmen Iovino
Property Owner (Print)

1/3/24
Date

AC
 ADR

ET
 PA
 PUD

2C-24-0694

1/22/25

Enterprise

1/15/24

Tyler (Gpd)
11/26/24
\$1,200.00



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-007, -008, -009, -010, -011, -012

PROPERTY ADDRESS/ CROSS STREETS: Meranto & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Waiver of Development Standards, Zone Change, Vacation & Abandonment and a Design Review for a proposed 7.57 gross acre, 32-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Beazer Homes Holding LLC
 ADDRESS: 2490 Paseo Verde Pkwy, Suite 120
 CITY: Henderson STATE: NV ZIP CODE: 89074
 TELEPHONE: 702-340-7810 CELL _____ EMAIL: eddie.duenas@beazer.com

APPLICANT INFORMATION (must match online record)

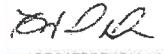
NAME: Beazer Homes Holding LLC
 ADDRESS: 2490 Paseo Verde Pkwy, Suite 120
 CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # _____
 TELEPHONE: 702-340-7810 CELL _____ EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria
 ADDRESS: 6030S Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 70-360-8844 CELL _____ EMAIL: nicolec@taneycorp.com

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

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



 Property Owner (Signature)*

Eddie Duenas

 Property Owner (Print)

9/26/2024

 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 2C-24-0694
 PC MEETING DATE _____
 BCC MEETING DATE 1/23/25
 TAB/CAC LOCATION Enterprise

ACCEPTED BY Tyler (tpd)
 DATE 11/26/24
 FEES \$1,200.00

DATE 1/15/25



TANEY ENGINEERING

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

October 8, 2024

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

**PLANNER
COPY**

**Re: Meranto & Valley View
APR-24-101104
APN: 177-19-703-007 to -012
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Beazer Homes, is respectfully submitting justification a Zone Boundary Amendment in support of a proposed 7.55 gross acre, 32-lot single-family residential subdivision. A separate request has been submitted for a Tentative Map, Waiver of Development Standards, and Design Reviews.

Property Information

The subject site is 7.55 gross acres and located south of Meranto Avenue and north of Richmar Avenue and west of Valley View Boulevard. A Tentative Map is requested to allow for the development of a 32-lot single-family residential subdivision with a density of 4.23 dwelling units per acre. The lots range in size from 5,202 square feet to 7,397 square feet, with an average lot size of 6,018 square feet. The site is currently zoned RS 20 (Residential Single-Family 20) and RS 5.2 (Residential Single-Family 5.2). Parcels 177-19-703-007, 177-19-703-008, 177-19-703-009, and 177-19-703-012 are zoned RS20. Parcels 177-19-703-010 and 177-19-703-010 are zoned RS5.2. All parcels have a planned land use of LN (Low-Intensity Suburban Neighborhood).

Zone Boundary Amendment

This request is to rezone the subject parcels, currently zoned RS20 (Rural Estates Residential), to RS5.2 (Single Family Residential District (5.2)). Although the subject parcels abut properties zoned RS20 (Rural Estates Residential District), there is a development to the west with an RS3.3 (Single Family Residential District) zoning category. There is also a development south of the project site with RS2 (Residential Single Family 2). The presence of this adjacent RS3.3 and RS2 zoning, coupled with the conformity to the current land use category, underscores the appropriateness of this requested zoning change for the area.

Furthermore, this Zone Boundary Amendment serves as a proactive response to the community's call 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.

In addition to addressing the immediate needs of the community, this proposed amendment signifies a forward-thinking approach to zoning decisions. The compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region. The Zone Boundary Amendment prioritizes the



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-007, -008, -009, -010, -011, -012

PROPERTY ADDRESS/ CROSS STREETS: Meranto & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Waiver of Development Standards, Zone Change, Vacation & Abandonment and a Design Review for a proposed 7.57 gross acre, 32-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Las Vegas Blvd at Town Square LTD
 ADDRESS: 28 Garden Shadow Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-340-7810 CELL: _____ EMAIL: eddie.duenas@beazer.com

APPLICANT INFORMATION (must match online record)

NAME: Las Vegas Blvd at Town Square LTD
 ADDRESS: 28 Garden Shadow Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-340-7810 CELL: _____ EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria
 ADDRESS: 6030 S Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-360-8844 CELL: _____ EMAIL: nicolec@taneycorp.com

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

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

Nina Khomassi
 Property Owner (Signature)*

NINA Khomassi
 Property Owner (Print)

9/28/24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 26-24-0694
 PC MEETING DATE _____
 BCC MEETING DATE 1/22/25
 TAB/CAC LOCATION 1/15/25

ACCEPTED BY Tyler (top)
 DATE 11/26/24
 FEES \$1,200.00

DATE Enterprise



optimization of the subject parcels 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 project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0695-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:

VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Richmar Avenue, and between Hinson Street and Valley View Boulevard; and a portion of a right-of-way being Richmar Avenue located between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-703-007 through 177-19-703-012

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant requests to vacate 8 foot wide to 33 foot wide patent easements on 5 of the subject parcels. A 5 foot wide portion of right-of-way and a 5 foot wide portion of a Resolution Relative to Acquisition of rights-of-way will be vacated along Richmar Avenue on the south side of APN 177-19-703-011.

Prior Land Use Requests APNs 177-19-703-010 & 177-19-703-011

Application Number	Request	Action	Date
ZC-23-0608	Reclassified the site to R-1 zoning with waiver for wall height and design review for single-family residential detached development	Approved by BCC	November 2023
VS-23-0609	Vacated and abandoned easements and right-of-way	Approved by BCC	November 2023
TIM-23-500127	12 lot single-family detached subdivision	Approved by BCC	November 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & CP	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Surrounding Land Use

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

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

Related Applications

Application Number	Request
WS-24-0696	A waiver of development standards and a design review for a single-family residential subdivision is a companion item on this agenda.
TM-24-500149	A tentative map for a 32 lot single-family residential subdivision is a companion item on this agenda.
ZC-24-0694	A zone change to reclassify a portion of 7.55 acres to RS5.2 for a single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue, 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Meranto Avenue and associated spandrels;
- 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;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-24-0695; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that additionally, the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BEAZER HOMES
CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 177-19-703-007, -008, -009, -010, -011, -012

PROPERTY ADDRESS/ CROSS STREETS: Meranto & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Waiver of Development Standards, Zone Change, Vacation & Abandonment and a Design Review for a proposed 7.57 gross acre, 32-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Carmen Iovino Irrevocable Trust
ADDRESS: 9260 El Camino Rd.
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: 702-253-1602 CELL _____ EMAIL: ciovino@iovino-masonry.com

APPLICANT INFORMATION

NAME: Beazer Homes Holding LLC
ADDRESS: 2490 Paseo Verde Pkwy, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # _____
TELEPHONE: 702-340-7810 CELL _____ EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION

NAME: Taney Engineering: Attn: Nicole Chavarria
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL _____ EMAIL: nicolec@taneycorp.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

Carmen Iovino
Property Owner (Print)

1/3/24
Date

<input type="checkbox"/> AC	<input type="checkbox"/>	<input type="checkbox"/> ET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> ADR	<input type="checkbox"/>	<input type="checkbox"/> PA	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> PUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VS-24-0695
1/22/25
Enterprise

1/15/25

Tyler (tpd)
11/26/24
\$1,200.00



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-007, -008, -009, -010, -011, -012

PROPERTY ADDRESS/ CROSS STREETS: Meranto & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Waiver of Development Standards, Zone Change, Vacation & Abandonment and a Design Review for a proposed 7.57 gross acre, 32-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Beazer Homes Holding LLC
 ADDRESS: 2490 Paseo Verde Pkwy, Suite 120
 CITY: Henderson STATE: NV ZIP CODE: 89074
 TELEPHONE: 702-340-7810 CELL: _____ EMAIL: eddie.duenas@beazer.com

APPLICANT INFORMATION (must match online record)


NAME: Beazer Homes Holding LLC
 ADDRESS: 2490 Paseo Verde Pkwy, Suite 120
 CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # _____
 TELEPHONE: 702-340-7810 CELL: _____ EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria
 ADDRESS: 6030S Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 70-360-8844 CELL: _____ EMAIL: nicolec@taneycorp.com

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

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


5C94F7D7F7024CF
 Property Owner (Signature)*

Eddie Duenas
 Property Owner (Print)

9/26/2024
 Date

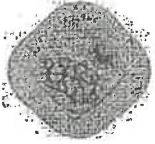
DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-24-0695
 PC MEETING DATE _____
 BCC MEETING DATE 1/22/25
 TAB/CAC LOCATION Enterprise

ACCEPTED BY Tyler (tpd)
 DATE 11/26/24
 FEES \$1,200.00

DATE 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-007, -008, -009, -010, -011, -012

PROPERTY ADDRESS/ CROSS STREETS: Meranto & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Waiver of Development Standards, Zone Change, Vacation & Abandonment and a Design Review for a proposed 7.57 gross acre, 32-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Las Vegas Blvd at Town Square LTD
 ADDRESS: 28 Garden Shadow Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-340-7810 CELL: _____ EMAIL: eddie.duenas@beazer.com

APPLICANT INFORMATION (must match online record)

NAME: Las Vegas Blvd at Town Square LTD
 ADDRESS: 28 Garden Shadow Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-340-7810 CELL: _____ EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarría
 ADDRESS: 6030 S Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-360-8844 CELL: _____ EMAIL: nicolec@taneycorp.com

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

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

Nina Khomassi
 Property Owner (Signature)*

NINA Khomassi
 Property Owner (Print)

9/28/24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) V5-24-0695
 PC MEETING DATE _____
 BCC MEETING DATE 1/22/25
 TAB/CAC LOCATION Enterprise

ACCEPTED BY Tyler (tpd)
 DATE 11/26/24
 FEES \$1,200.00

DATE 1/15/25



TANEY ENGINEERING

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

October 8, 2024

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: Meranto & Valley View
APR-24-101104
APN: 177-19-703-007 to -012
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Beazer Homes, is respectfully submitting justification for the vacation of a patent easements.

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of patent easements located along the east, south, and west property boundaries and an 8-foot wide portion of patent easement located on the north property boundaries of APN: 177-19-703-007.

Due to the subject parcel being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of patent easements located along the west and south property boundaries and an 8-foot wide portion of patent easement located on the north property boundaries of APN: 177-19-703-008.

Due to the subject parcel being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of patent easements located along the north, east, and west property boundaries and an 8-foot wide portion of patent easement located on the south property boundaries of APN: 177-19-703-009.

Due to the subject parcel being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

**PLANNER
COPY**

VS-24-0695
Page 1 | 2 JL



Patent Easement Vacation

This request is to vacate 33-foot-wide portions of patent easements located along the north, east, and west property boundaries and an 8-foot wide portion of patent easement located on the south property boundaries of APN: 177-19-703-010.

Due to the subject parcel being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of patent easements located along the north, and west property boundaries and an 8-foot wide portion of patent easement located on the south property boundaries of APN: 177-19-703-012.

Due to the subject parcel being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

Right-of-Way and Patent Easement Vacation

This request is to vacate the north 5-foot wide portions of Right-of- Way of Richmar Avenue being 30' wide:

- 177-19-703-011

This vacation is requested so that we may construct a 5-foot detached sidewalk along Richmar Avenue.

A legal description, exhibit, and supporting documents for the vacation have been provided with this application for review.

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

Sincerely,

Susan Florian
Land Planner

**PLANNER
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0696-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase retaining wall height; and **3)** modify residential adjacency standards.

DESIGN REVIEW for a single-family residential subdivision on 7.55 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-703-007 through 177-19-703-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side street setback to 5 feet where 10 feet is the minimum required per Section 30.02.06B (a 50% reduction).
2.
 - a. Increase the height of a retaining wall to 5 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 66% increase).
 - b. Increase the height of a retaining wall to 7 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 133% increase).
3. Allow minimum 5,202 square foot lots where a minimum of 10,000 square feet or greater is required per Section 30.04.06G.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.55
- Project Type: Single-family residential development
- Number of Lots: 32
- Density (du/ac): 4.24
- Minimum/Maximum Lot Size (square feet): 5,202/7,397
- Number of Stories: 2
- Building Height (feet): 24
- Square Feet: 2,191 to 2,565

Site Plans

The plans depict a single-family residential development consisting of 32 lots on 7.55 acres with a density of 4.24 dwelling units per gross acre. The minimum and maximum lot size are 5,202 square feet and 7,397 square feet respectively. The only ingress and egress to the proposed development is provided by a north/south private street connecting to Richmar Avenue. Five foot wide detached sidewalks are proposed along Valley View Boulevard and Richmar Avenue. There are 4 common elements proposed with this request. Common Elements A and B will be for a storm drain to pass through the site and are 4,304 square feet and 4,893 square feet respectively. Common Element C will incorporate the street landscaping along a portion of Richmar Avenue and is 7,751 square feet. Common Element D will incorporate the street landscaping along Valley View Boulevard, Meranto Avenue, and the remainder of Richmar Avenue, and is 16,081 square feet.

A 5 foot wide sidewalk is provided along the west side of the north/south street. The 5 foot wide sidewalk is provided along the north side of the east/west street, except in the cul-de-sac area. Common Element C is a 15 foot wide street landscape area bounding the subdivision to the north, south, and east sides. Lots 1 through 10 range from 5,505 square feet to 7,196 square feet and are required to be a minimum of 10,000 square feet in accordance with residential adjacency standards. A waiver has been requested to allow lots less than 10,000 square feet.

The proposed single-family dwellings on lots 1 and 32 are set back at 5 feet from the street side property line where a 10 foot side street setback is required by Title 30.

Landscaping

A 5 foot wide detached sidewalk with 5 foot wide landscape strips on both sides of the sidewalk is provided on Valley View Boulevard, Richmar Avenue, and Meranto Avenue. The landscape materials are large evergreen trees with the tree spacing per Code requirements.

Elevations

The plans show a single-story and 2 story homes that are from 17 feet to 24 feet, 1 inch in height. Each home has 3 elevation options. The elevations have a combination of covered entry, foam shutters, stucco pop-outs, decorative clay pipes, and faux window shutters on all 4 sides.

Floor Plans

The plans show 3 to 4 bedrooms and 2.5 to 3 bathrooms. Each home will have a 2 car garage.

Applicant's Justification

The applicant states the homes will be 40 feet wide to accommodate the functional and aesthetic requirements of the project. Given this width, maintaining the standard street side setback of 10 feet significantly restricts the available buildable space on Lots 1 and 32. The applicant believes that the impact to the requested street side setback reduction from 10 feet to 5 feet is negligible.

The request for the lot size reduction is subject to the requirements of NPO properties to the east of the subject site. The property to the east is unlikely to experience any adverse effects, as the plan to access the subdivision is via Richmar Avenue instead of Valley View Boulevard. This

waiver is unlikely to adversely impact any future development. The waiver to increase in the retaining wall height is necessary so that the site maintains adequate drainage.

Prior Land Use Requests APNs 177-19-703-010 & 177-19-703-011

Application Number	Request	Action	Date
ZC-23-0608	Reclassified the site to R-1 zoning with waiver for wall height and design review for single-family residential detached development	Approved by BCC	November 2023
VS-23-0609	Vacated and abandoned easements and right-of-way	Approved by BCC	November 2023
TM-23-500127	12 lot single-family detached subdivision	Approved by BCC	November 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & CP	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-24-0694	A zone change to reclassify a portion of 7.55 acres to RS5.2 for a single-family residential subdivision is a companion item on this agenda.
VS-24-0695	A vacation and abandonment for patent easements and a portion of right-of-way being Richmar Avenue is a companion item on this agenda.
TM-24-500149	A tentative map for a 32 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff finds that the reduction in the side street setbacks is a result of the proposed lot layout, which is a self-imposed hardship. The subdivision can be designed to accommodate the desired home size while complying with setback requirements. Therefore, staff cannot support this request.

Waiver of Development Standards #2

The purpose of reviewing an increase in wall height, whether that be a retaining wall or a screen wall, is to ensure that the proposed wall will not negatively impact adjacent developments and streets, nor cause a safety hazard. Staff finds that there will be a need to retain soil so the site maintains adequate drainage. However, in accordance with Title 30, maximum 3 foot high walls may be used with a landscaped 3 foot horizontal off-set provided between each wall. This request is a self-imposed hardship that can be rectified with a redesign of the subdivision. Therefore, staff cannot support this request.

Waiver of Development Standards #3

The Neighborhood Protection Overlay-Rural Preservation Neighborhood area is located to the east across Valley View Boulevard, which contains an existing residential subdivision. The minimum requirement for lot size is 10,000 square feet or greater when abutting Neighborhood Protection Overlay-Rural Preservation Neighborhood properties. The proposed lots range from over a quarter to nearly half of the required size. The intent of the residential adjacency standards is to promote compatible transitions between land use areas of differing intensities, regardless of the timing of development. This request is a self-imposed hardship that can be rectified with a redesign of the subdivision; therefore, staff cannot support this request.

Design Review

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

The elevations and aesthetic features are not unsightly or undesirable in appearance. The architectural features provided on all 4 sides of the homes meet the minimum design required per Code. The landscaping is compatible with the surrounding area. However, with design of the tentative map and the enormity of the requested waivers, staff cannot support this request.

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.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW24-12387;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue, 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Meranto Avenue and associated spandrels;
- 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;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-24-0695; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that additionally, the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BEAZER HOMES
CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147



Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 177-19-703-007, -008, -009, -010, -011, -012

PROPERTY ADDRESS/ CROSS STREETS: Meranto & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Waiver of Development Standards, Zone Change, Vacation & Abandonment and a Design Review for a proposed 7.57 gross acre, 32-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Carmen Iovino Irrevocable Trust
ADDRESS: 9260 El Camino Rd.
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: 702-253-1602 CELL: _____ EMAIL: ciovino@iovino-masonrv.com

APPLICANT INFORMATION

NAME: Beazer Homes Holding LLC
ADDRESS: 2490 Paseo Verde Pkwy, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # _____
TELEPHONE: 702-340-7810 CELL: _____ EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION

NAME: Taney Engineering: Attn: Nicole Chavarria
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: nicolec@taneycorp.com

*Correspondent will receive all project communication

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


Property Owner (Signature)*

Carmen Iovino
Property Owner (Print)

1/3/24
Date

<input type="checkbox"/> AC	<input type="checkbox"/>	<input type="checkbox"/> ET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> ADR	<input type="checkbox"/>	<input type="checkbox"/> PA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> PUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WS-24-0696

Tyler (tpd)

1/22/24
Enterprise

1/15/24

11/26/24
\$1,300.00



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-007, -008, -009, -010, -011, -012

PROPERTY ADDRESS/ CROSS STREETS: Meranto & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Waiver of Development Standards, Zone Change, Vacation & Abandonment and a Design Review for a proposed 7.57 gross acre, 32-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Beazer Homes Holding LLC
ADDRESS: 2490 Paseo Verde Pkwy, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89074
TELEPHONE: 702-340-7810 CELL _____ EMAIL: eddie.duenas@beazer.com

APPLICANT INFORMATION (must match online record)

NAME: Beazer Homes Holding LLC
ADDRESS: 2490 Paseo Verde Pkwy, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # _____
TELEPHONE: 702-340-7810 CELL _____ EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria
ADDRESS: 6030S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 70-360-8844 CELL _____ EMAIL: nicolec@taneycorp.com

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

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

5C84E7D7E7824CF
Property Owner (Signature)*

Eddie Duenas
Property Owner (Print)

9/26/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0696
PC MEETING DATE —
BCC MEETING DATE 1/22/25
TAB/CAC LOCATION Enterprise

ACCEPTED BY Tyles (tpd)
DATE 11/21/24
FEES \$1,300.00

DATE 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-007, -008, -009, -010, -011, -012

PROPERTY ADDRESS/ CROSS STREETS: Meranto & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Waiver of Development Standards, Zone Change, Vacation & Abandonment and a Design Review for a proposed 7.57 gross acre, 32-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Las Vegas Blvd at Town Square LTD
 ADDRESS: 28 Garden Shadow Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-340-7810 CELL: _____ EMAIL: eddie.duenas@beazer.com

APPLICANT INFORMATION (must match online record)

NAME: Las Vegas Blvd at Town Square LTD
 ADDRESS: 28 Garden Shadow Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-340-7810 CELL: _____ EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria
 ADDRESS: 6030 S Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-360-8844 CELL: _____ EMAIL: nicolec@taneycorp.com

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

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

Nina Khomassi
 Property Owner (Signature)*

Nina Khomassi
 Property Owner (Print)

9/28/24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0696
 PC MEETING DATE _____
 BCC MEETING DATE 11/22/25
 TAB/CAC LOCATION Enterprise

ACCEPTED BY Tyler (td)
 DATE 11/26/24
 FEES \$1,300.00

DATE 1/15/25



TANEY ENGINEERING

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

November 14, 2024

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

**Re: Meranto & Valley View
APR-24-101104
APN: 177-19-703-007 to -012
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Beazer Homes, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 7.55 gross acre, 32-lot single-family residential subdivision. The following applications will be replaced after this application gets approved: TM-23-500194, VS-23-0926, ZC-23-0925, and PA-23-700054. We will also be replacing APR-23-101240 after this application gets approved.

Proposed Single-Family Residential Subdivision

The subject site is 7.55 gross acres and located south of Meranto Avenue and north of Richmar Avenue and west of Valley View Boulevard. A Tentative Map is requested to allow for the development of a 32-lot single-family residential subdivision with a density of 4.23 dwelling units per acre. The lots range in size from 5,202 square feet to 7,397 square feet, with an average lot size of 6,018 square feet. The site is currently zoned RS 20 (Residential Single-Family 20) and RS 5.2 (Residential Single-Family 5.2). Parcels 177-19-703-007, 177-19-703-008, 177-19-703-009, and 177-19-703-012 are zoned RS20. Parcels 177-19-703-010 and 177-19-703-011 are zoned RS5.2. All parcels have a planned land use of LN (Low-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS5.2 (Residential Single Family 5.2) zoning for the parcels that are zoned RS20.

Richmar Avenue and Valley View Boulevard will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. All lots will be accessed via 56-foot-wide gated private street with 30" modified roll curb and gutter.

A 15-foot landscape buffer, with a detached 5-foot sidewalks, will be provided along Richmar Avenue, Valley View Boulevard, and Meranto Avenue.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	LN (Low-Intensity Suburban Neighborhood - up to 5 du/ac)	Residential Single-Family 20 (RS20)
		Residential Single-Family 5.2 (RS5.2)
North		Residential Single-Family 20 (RS20)



(Undeveloped)	LN (Low-Intensity Suburban Neighborhood - up to 5 du/ac)	Commercial Professional (CP)
South (Undeveloped)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 2 (RS2)
East (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
West (Undeveloped)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)

Waiver of Development Standards- Side Setbacks

This request is to waive Section 30.02.04. B to allow 5- foot side setback on lots 1 and 32 where a 10- foot side setback is required from back of curb. The proposed architectural design for the house has a width of 40 feet, which is essential to accommodate the functional and aesthetic requirements of the project. Given this width, maintaining the standard side setback of 10 feet significantly restricts the available buildable space on the property. To ensure that the house fits properly within the lot boundaries while still meeting the design intent, we are requesting a reduction in the side setback from 10 feet to 5 feet. We believe the impact to be negligible.

Waiver of Development Standards – Residential Adjacency

This request is to waive Section 30.04.06 (G)(2)(i) requiring all lots abutting a Rural Neighborhood Preservation NPO to be a minimum of 10,000 square feet in size. Lot 10 & lot 11, located immediately north of the existing NPO adjacent to the project site, is proposed to have an area of 5,730 and 5,460 square feet. This lot size is consistent with neighboring residential developments that are being constructed. The subdivision to the west has lots that range from 3,306 square feet to 5,270 square feet. To the south their lots range from 3,385 square feet to 6,528 square feet. The adjacent NPO parcel to the north is also undeveloped, and there is a high likelihood that it will eventually be rezoned to align with the other residential developments in the area. The property to the east is unlikely to experience any adverse effects. as we plan to access the subdivision via Richmar Avenue instead of Valley View Boulevard. Additionally, a street will separate the proposed subdivision from the east property. Consequently, waiving the residential adjacency requirements for the proposed subdivision is unlikely to adversely impact any future development.

Waiver of Development Standards – Excess Fill

This request is for a waiver to allow for an excess fill of 4.75 feet within 5 feet of shared property line, where a 3-foot maximum is allowed per Section 30.04.06(F)(1). The excess fill is needed for lot 9 to ensure adequate drainage of the lots.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 10.98 -foot-high combination 6-foot screen wall and 4.98-foot retaining wall along the north property boundary where 3 is allowed within 5 feet of the property line. The increase in height is necessary so that the site maintains adequate drainage.



Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 12.5-foot-high combination 6-foot screen wall and 6.5-foot retaining wall along the north property boundary where 6 is allowed within 20 feet of the property line. The increase in height is necessary so that the site maintains adequate drainage.

Design Review – Single Access Point

This request seeks a waiver of Section 30.04.09.C.1, which states that single-family residential subdivisions which are greater than 5 acres require a minimum of two access points. From a safety perspective, consolidating access to a single point rather than multiple entrances would be more advantageous. Additionally, with the installation of a gate, we anticipate that potential negative traffic impacts on Richmar Avenue will be mitigated. Adequate queuing length is ensured from the call box to the beginning of the right of way.

Design Review – Architecture

This request is for a design review for 2 architectural floor plans and elevations. The one to two-story detached single-family homes range from 2,191 square feet to 2,565 square feet in size. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. We are meeting the 2 architectural features for each façade of the structure per Section 30.04.05.E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
V871	V871	2,191	1 story	24'-1"	2 car garage
V877	V877	2,565	2 story	24'-1"	2 car garage

Plan Name	Plan Number	Architectural Features
V871	V871	Front Elevation: <ul style="list-style-type: none"> - Covered Entry - Foam Shutters - Stucco Pop Outs & Trim Rear Elevation: <ul style="list-style-type: none"> - Stucco Pop Outs & Trim - Decorative Clay Pipes - Decorative Corbel - Window Shutters Right Elevation: <ul style="list-style-type: none"> - Foam Shutters - Stucco Pop Outs & Trim Left Elevation: <ul style="list-style-type: none"> - Variable Roof line



		<ul style="list-style-type: none">- Stucco Pop Outs & Trim
V877	V877	<p>Front Elevation:</p> <ul style="list-style-type: none">- Covered Entry- Foam Shutters- Stucco Pop Outs & Trim <p>Rear Elevation:</p> <ul style="list-style-type: none">- Stucco Pop Outs & Trim- Decorative Clay Pipes- Decorative Corbel- Window Shutters <p>Right Elevation:</p> <ul style="list-style-type: none">- Foam Shutters- Stucco Pop Outs & Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none">- Stucco Pop Outs & Trim- Variable Roof Line

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

Sincerely,

Susan Florian
Land Planner

**PLANNER
COPY**

Page 4 | 4

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500149-IOVINO CARMEN IRREVOCABLE TRUST ETAL & IOVINO CARMEN TRS:

TENTATIVE MAP consisting of 32 lots and common lots on 7.55 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise. JJ/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-703-007 through 177-19-703-012

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.55
- Project Type: Single-family residential development
- Number of Lots: 32
- Density (du/ac): 4.24
- Minimum/Maximum Lot Size (square feet): 5,202/7,397

Project Description

The plans depict a single-family residential development consisting of 32 lots on 7.55 acres with a density of 4.24 dwelling units per gross acre. The minimum and maximum lot size are 5,202 square feet and 7,397 square feet respectively. The only ingress and egress to the proposed development is provided by a north/south private street connecting to Richmar Avenue. Five foot wide detached sidewalks are proposed along Valley View Boulevard and Richmar Avenue. There are 4 common elements proposed with this request. Common Elements A and B will be for a storm drain to pass through the site and are 4,304 square feet and 4,893 square feet respectively. Common Element C will incorporate the street landscaping along a portion of Richmar Avenue and is 7,751 square feet. Common Element D will incorporate the street landscaping along Valley View Boulevard, Meranto Avenue, and the remainder of Richmar Avenue, and is 16,081 square feet.

Prior Land Use Requests APNs 177-19-703-010 & 177-19-703-011

Application Number	Request	Action	Date
ZC-23-0608	Reclassified the site to R-1 zoning with waiver for wall height and design review for single-family residential detached development	Approved by BCC	November 2023
VS-23-0609	Vacated and abandoned easements and right-of-way	Approved by BCC	November 2023
TM-23-500127	12 lot single-family detached subdivision	Approved by BCC	November 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & CP	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family residential

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

Related Applications

Application Number	Request
WS-24-0696	A waiver of development standards and a design review for a single-family residential subdivision is a companion item on this agenda.
VS-24-0695	A vacation and abandonment for patent easements and a portion of right-of-way being Richmar Avenue is a companion item on this agenda.
ZC-24-0694	A zone change to reclassify a portion of 7.55 acres to RS5.2 for a single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds that the design or the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Richmar Avenue. Furthermore, staff is not supporting the waiver of development standards request (WS-24-0696). Therefore, due to the lack of connectivity to a secondary street and the waiver request for a single-family residential subdivision, staff recommends denial of the tentative map.

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.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Comply with approved drainage study PW24-12387;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue, 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Meranto Avenue and associated spandrels;
- 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;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0519-2024 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: BEAZER HOMES
CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 177-19-703-007, -008, -009, -010, -011, -012

PROPERTY ADDRESS/ CROSS STREETS: Meranto & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Waiver of Development Standards, Zone Change, Vacation & Abandonment and a Design Review for a proposed 7.57 gross acre, 32-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Carmen Iovino Irrevocable Trust
ADDRESS: 9260 El Camino Rd.
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: 702-253-1602 CELL _____ EMAIL: ciovino@iovino-masonry.com

APPLICANT INFORMATION


NAME: Beazer Homes Holding LLC
ADDRESS: 2490 Paseo Verde Pkwy, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # _____
TELEPHONE: 702-340-7810 CELL _____ EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION

NAME: Taney Engineering: Attn: Nicole Chavarria
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL _____ EMAIL: nicolec@taneycorp.com

*Correspondent will receive all project communication

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


Property Owner (Signature)*

Carmen Iovino
Property Owner (Print)

1/3/24
Date

- | | | | | | | |
|------------------------------|--------------------------|------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> | <input type="checkbox"/> ET | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> ADR | <input type="checkbox"/> | <input type="checkbox"/> PA | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> PUD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

TM-24-500149
1/22/24
Enterprise

1/15/24

Tyler (Tpd)
1/26/24
\$750.00



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-007, -008, -009, -010, -011, -012

PROPERTY ADDRESS/ CROSS STREETS: Meranto & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Waiver of Development Standards, Zone Change, Vacation & Abandonment and a Design Review for a proposed 7.57 gross acre, 32-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Beazer Homes Holding LLC
 ADDRESS: 2490 Paseo Verde Pkwy, Suite 120
 CITY: Henderson STATE: NV ZIP CODE: 89074
 TELEPHONE: 702-340-7810 CELL: _____ EMAIL: eddie.duenas@beazer.com

APPLICANT INFORMATION (must match online record)

NAME: Beazer Homes Holding LLC
 ADDRESS: 2490 Paseo Verde Pkwy, Suite 120
 CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # _____
 TELEPHONE: 702-340-7810 CELL: _____ EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria
 ADDRESS: 6030S Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 70-360-8844 CELL: _____ EMAIL: nicolec@taneycorp.com

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

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

Eddie Duenas
5C94F7D7F7824CF
 Property Owner (Signature)*

Eddie Duenas
 Property Owner (Print)

9/26/2024
 Date

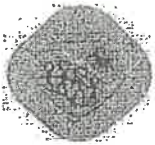
DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-24-500149
 PC MEETING DATE _____
 BCC MEETING DATE 1/22/24
 TAB/CAC LOCATION Enterprise

ACCEPTED BY Tyler (702)
 DATE 11/26/24
 FEES \$750.00

DATE 1/15/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-007, -008, -009, -010, -011, -012

PROPERTY ADDRESS/ CROSS STREETS: Meranto & Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Waiver of Development Standards, Zone Change, Vacation & Abandonment and a Design Review for a proposed 7.57 gross acre, 32-lot single-family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Las Vegas Blvd at Town Square LTD
 ADDRESS: 28 Garden Shadow Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-340-7810 CELL: _____ EMAIL: eddie.duenas@beazer.com

APPLICANT INFORMATION (must match online record)

NAME: Las Vegas Blvd at Town Square LTD
 ADDRESS: 28 Garden Shadow Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-340-7810 CELL: _____ EMAIL: eddie.duenas@beazer.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Nicole Chavarria
 ADDRESS: 6030 S Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-360-8844 CELL: _____ EMAIL: nicolec@taneycorp.com

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

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

Melina Khonassi
 Property Owner (Signature)*

NINA KHONASSI
 Property Owner (Print)

9/28/24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-24-500149
 PC MEETING DATE _____
 BCC MEETING DATE 1/22/25
 TAB/CAC LOCATION Enterprise

ACCEPTED BY Tyler (tpd)
 DATE 1/26/24
 FEES \$750.00

DATE 1/15/25

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0642-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

USE PERMITS for the following: 1) vocational training facility; and 2) outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate landscaping; 3) allow non-decorative fences; 4) increase fence height; 5) eliminate required parking spaces; 6) waive full off-site improvements; 7) eliminate throat depth; 8) reduce departure distance; 9) eliminate the drainage study; and 10) eliminate dedication of public right-of-way.

DESIGN REVIEW for a driving school with outdoor storage on 2.5 acres in an IL (Industrial Light) Zone.

Generally located on the southwest corner Serene Avenue and Redwood Street within Enterprise. JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN:

176-23-301-004

WAIVER OF DEVELOPMENT STANDARDS:

1. Reduce the front setback for an office building to 8 feet where 20 feet is required per Section 30.02.19 (a 60% reduction).
2.
 - a. Eliminate street landscaping along Redwood Street as required per Section 30.04.01D.7.
 - b. Eliminate street landscaping along Serene Avenue as required per Section 30.04.01D.7
 - c. Eliminate parking lot landscaping where required per Chapter 30.04.04.
3.
 - a. Allow a chain-link fence along Redwood Street where fences and walls located along a street shall be decorative per Section 30.04.03.
 - b. Allow a chain-link fence along Serene Avenue where fences and walls located along a street shall be decorative per Section 30.04.03.
4. Increase the fence height within the front setback to 6 feet where 3 feet is the maximum allowed per Section 30.04.03 (a 100% increase).
5. Eliminate required parking spaces where 8 parking spaces are required per Section 30.04.04.
6. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where off-site improvements are required per Section 30.04.08.
7. Eliminate throat depth where 50 feet is required per Uniform Standard Drawing 222.1.
8. Reduce the departure distance to 39 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).
9. Eliminate drainage study requirements where required per Chapter 30.04.08B.

10. Eliminate roadway dedication per Chapter 30.04.08D.

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Vocational school
- Building Height (feet): 12
- Square Feet: 507
- Parking Required/Provided: 8/0
- Sustainability Required/Provided: 7/0

Site Plans

The plans depict a parcel at the southwest corner of Serene Avenue and Redwood Street. The existing developed parcel has been improved with asphalt and a chain-link fence around the perimeter. Access to the site is from 2 driveways on Redwood Street with each driveway dedicated to one-way traffic. A 24 foot wide fire lane is shown on the plans. Located in the southeast corner, set back 8 feet from the right-of-way, is an existing temporary trailer. The entry gates are set back over 20 feet from the future lip of gutter and will be unlocked during business hours. Although the applicant is requesting to waive all parking, some parking spaces are shown on the plans.

Landscaping

No landscaping is being proposed and is the subject of a waiver of development standards request to eliminate all landscaping along the streets and within the parking lot.

Elevations

The plans depict a temporary commercial modular trailer with wood siding and a flat roofline. The modular trailer is up to 12 feet in height.

Floor Plans

No floor plan has been submitted.

Applicant's Justification

The applicant states the driving school will be open to the public with operating hours from 6:00 a.m. to 3:00 p.m. There will be no employees assigned to the site and employees will meet student drivers at this site for training. The applicant is asking for waivers to temporarily defer all development standards to the future.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1717-03	Reclassified 2.5 acres from R-E to M-1 zoning	Approved by BCC	December 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Warehouse facility
South	Business Employment	IL	Undeveloped
East	Business Employment	IL	Outside storage
West	Business Employment	RS20	Undeveloped

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

Clark County Public Response Office (CCPRO)

There is an active zoning violation (CE24-16629) for operating without a business license.

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.

Use Permit #1

Since the proposed vocational school is limited to employees accessing the site only when meeting a student, staff finds that the impact of this use on the surrounding area should be minimal. Staff is supportive of such a use, but not the design of the site, which requires numerous waivers. Therefore, staff cannot support this request.

Use Permit #2

Staff finds that the outdoor storage use is not appropriate because no effort has been made to provide proper screening from the right-of-way. Had the proper landscaping, screening, and other site improvements been proposed, staff could support the use. However, with the numerous waivers, the design of the outdoor storage is inappropriate and therefore, staff cannot support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Front setbacks are established to ensure that the street appearance remains consistent and there is enough space between the structures and the right-of-way. Staff finds the requested reduction in the front yard setback for the existing modular trailer is a self-imposed hardship as the modular trailer can be relocated to other portions of the parcel to meet the required setbacks. Therefore, staff cannot support this request.

Waiver of Development Standards #2

The purpose of street landscaping and parking lot landscaping helps reduce the heat island effect. These requests directly violate Policy 3.6.1 of the Master Plan, whereas the policy seeks to mitigate the urban heat island effect by reducing the footprint of hardscaped areas and reducing heat absorption by exterior surfaces. Likewise, Policy 6.2.1 supports context sensitive design improvements that would include upgrading or replacing the existing fence and installation of perimeter landscaping and parking lot landscaping. A significant portion of the site is paved for driving and storage purposes, but there is adequate room to provide required landscaping without impacting the internal circulation patterns.

Waivers of Development Standards #3 & #4

Staff cannot support the request to retain the existing chain-link fence along Redwood Street and Serene Avenue. Policy EN-1.1 supports neighborhood integrity that would include basic improvements to on-site infrastructure, including decorative fences or walls. Staff cannot support these waiver requests.

Waiver of Development Standards #5

With a minimum of 2 people on the site when in use, at least 2 parking spaces are needed, with the overall requirement being 8 parking spaces. The applicant has not provided any justification to support waiving parking spaces. Therefore, staff cannot support this request.

Design Review

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

Staff is unable to support the design of the site as the applicant requested to not comply with any Title 30 standards. An outside storage yard is required by Section 30.03.07D to be screened

from view by a screened fence or wall if the storage areas do not meet the zoning district setbacks and from any collector streets. Likewise, no trash enclosure is being proposed, which may result in the storage yard to become a site with nuisance garbage. The totality of the waivers of development standards being requested are significant and therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #6

Staff has no objection to the request to not install full off-site improvements along Serene Avenue and Redwood Street. However, with failing asphalt along the mentioned roads, pavement restoration will be needed. Since staff cannot support this application in its entirety, staff cannot support this request.

Waivers of Development Standards #7 & #8

Staff cannot support the request to reduction of throat depth and departure distance along Redwood Street. Staff finds that the reductions will result in vehicles staking in the right-of-way which may cause collisions.

Waiver of Development Standards #9

Staff has no objection to the request to not perform a drainage study. Staff will evaluate this with the remaining off-site improvements. However, since staff cannot support this application in its entirety, staff cannot support this request.

Waiver of Development Standards #10

Staff cannot support the request to defer the dedication of public right-of-way. Due to the development of the site, dedication will be needed for public access.

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:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Review of remaining off-sites and dedication in 3 years;
- Off-site improvements to include pavement restoration for Serene Avenue and Redwood Street;
- Coordinate with Public Works for truck routes.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHRISTINA LIM

CONTACT: CHRISTINA LIM, ON THE ROAD DRIVING SCHOOL LLC, 505 E. WINDMILL LANE, SUITE 1C, LAS VEGAS, NV 89123



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 176-23-301-004

PROPERTY ADDRESS/ CROSS STREETS: W SERENE AVE | REDWOOD ST.

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review, Use Permit, and Waiver of Standards for a Commercial Driving School.

PROPERTY OWNER INFORMATION

NAME: OMNI/Forest Hill FAMILY TRUST and SADRI FRED TRS
 ADDRESS: 9617 VERLAINE CT
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89145
 TELEPHONE: (720)341-9588 CELL (720) 341-9588 EMAIL: christina@otrdriveschool.com

APPLICANT INFORMATION

NAME: Christina Lim
 ADDRESS: 6835 S Eastern Ave, Suite 130
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 720-341-9588 CELL 720-341-9588 EMAIL: christina@otrdriveschool.com

CORRESPONDENT INFORMATION

NAME: Christina Lim
 ADDRESS: 505 E Windmill Lane
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
 TELEPHONE: 720-341-9588 CELL 720-341-9588 EMAIL: christina@otrdriveschool.com

*Correspondent will receive all project communication

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


 Property Owner (Signature)*

Christina Lim
 Property Owner (Print)

9/23/24
 Date

DEPARTMENT USE ONLY.

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

APPLICATION # (s) 24-0642
 PC MEETING DATE _____
 BCC MEETING DATE 1/22/25
 TAB/CAC LOCATION Enterprise

ACCEPTED BY JM
 DATE _____

DATE 1/19/22

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

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

October 28, 2024

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

**Re: Redwood and Serene - APN 176-23-301-004
On the Road Driving School**

To Whom It May Concern,

Please let this letter serve as justification for a Design Review, Use Permit and Waiver of Standards for a Commercial Driving School on vacant land located at the southwest corner of the intersection of Serene Avenue and Redwood Street. The 2.5-acre site is comprised of APN 176-23-301-004. This application is requesting a Design Review for a proposed commercial driving school, a Use Permit for an avocational or vocational training facility in an IL Zone per Section 30.03.05B1, an alternative design for sustainability per 30.04.05, a waiver for outdoor storage per 30.04.06 and a Waiver of Standards to defer the offsite improvements: curb, gutter, detached sidewalk, streetlights, and partial paving including not installing detached sidewalks as required per 30.04.08C.5, defer drainage study, defer the dedication of public right-of-way, parking analysis, any and all landscaping for buffering and screening consisting of a 15 ft landscape buffer and 8 ft decorative screen wall per Section 30.04.02.C.1, setbacks, reduced throat depth, a waiver for a trash enclosure per 30.04.05D.5, and reduce the required departure distance from 190 ft to 39 ft per Standard drawing 222.1.

The Development Review, Use Permit and Waiver of Standards is being brought before the commission by the current leaser of the property. The leaser has a 3-year lease with an option to buy at the end of the lease term. The leaser is conducting business on the site but does not have the legal right to grant dedications or construct permanent improvements. The applicant has met with Commissioner Jones and his liaison and explained these unusual circumstances. The Commissioner has given verbal approval to move ahead with the application for a temporary waiver of any and all development standards. Additionally, because of the circumstances, the applicant does not need the owner to sign any development applications as approved by Jennifer Ammerman, Comprehensive Planning.

The lot has already been improved with asphalt and a chain link fence around the perimeter. The applicant is currently using the paved lot as a commercial driving school and overnight storage of trucks. Since these improvements have not yet been approved, the Owner has received a Notice of Violation/Cease and Desist dated March 7, 2024. The violations are for 1) conducting business at location other than licensed, Clark County Code 6.04.120 2) other required approvals/licenses/certifications/permits, Clark County Code 6.04.110 3) Grading work without a Permit, Case #BFC 22-00961. A Commercial Grading Permit has been initiated (BD

23-29342) to correct this violation. This application is requesting a Design Review and Use Permit to comply with the County codes and obtain the required permits. The goal of the Design Review is to satisfy all conditions of the violation.

The proposed driving school is open to the public with operating hours from 6:00 am to 3 pm, Monday through Friday. There are no employees assigned to the site. Employees meet student drivers at the site for driver training skills. The trucks used for training are stored on this site overnight. There are no structures being built on the site.

The site is bordered by similar uses to the north and east, undeveloped land to the west and south. All the surrounding properties are zoned IL (Industrial Light) except the property bordering the west property line which is zoned RS20 (Residential Single Family).

The existing undeveloped site has an existing 6' chain link fence around the property. A security guard will not be utilized for this development. The two proposed gates will also provide fire access to and from the property. The gated entry is unlocked during business hours and locked the balance of the time.

This property will be utilized as a commercial driving school and will store the training vehicles on site. The lot has been improved with asphalt pavement over the entire site, which includes all areas with vehicle access and/or storage, to provide dust control.

In addition to the DR and UC, the applicant is requesting a waiver of the drainage study, all offsite improvements, detached sidewalks and the required landscape buffers around the perimeter and along Serene Avenue and Redwood Street. This development is in an industrial area and has existing industrial/commercial properties bordering the site. None of the existing developments have full offsites, detached sidewalks or landscaping so the improvements will look out of place and detract from the uniformity of the area. The property is in the middle of an industrial area, so full offsite improvements are not necessary for beautification or pedestrian ease. Since all offsite improvements are being waived, a drainage study would not be necessary to insure mitigation measures are met or compliance with code. Additionally, the applicant is not the property owner, and as such, does not feel the cost of improvements should be their burden. For these reasons, a waiver to defer the offsite improvements: curb, gutter, detached sidewalk, streetlights, and partial paving and landscaping is requested.

A Waiver of Development Standards for outdoor storage per Section 30.40.06, Residential Adjacency, is also being requested. Although the property to the west is zoned RS20, the Planned Land Use is BE, Business Employment. It is highly unlikely that this property will be developed as residential. There is no residential development anywhere southeast of the Blue Diamond and Rainbow intersection. Currently, there is outdoor storage to the north and east of the property and outdoor storage is conditionally permitted in an IL zone.

A Waiver of Development Standards for a trash enclosure is also being requested. As discussed above, this development is for an outside storage yard for vehicles and equipment. There is no building or business being conducted on the site. There is no refuse being generated at the site, therefore, a waiver of the trash enclosure is being requested.

The applicant is requesting a Waiver of the Throat Depth for the entries. The site currently provides 19+ ft of entry length from the future right-of-way line where 50 ft is required. However, when the gates are open, the first area of conflict is immediately as you enter. (There is about 31 ft of entry length from the existing edge of pavement.) Therefore, the requested waiver is to reduce the throat depth measurement to zero. Since the gates are left unlocked during business hours, there will be no back-up of vehicles in the public right-of-way. The site is used for only a small portion of the day as most training is done off-site. This development generates a very small amount of traffic. For these reasons, a waiver of the throat depth is being requested.

The required minimum departure distance is being waived. Per Uniform Standard Drawing 222.1, the minimum required departure distance is 190 feet. The existing departure distances have been shown on the Site Plan and they are significantly less than 190 feet. For this reason, the departure distance is being waived.

In addition to the DR, this applicant is asking for a Waiver of Development Standards for the detached sidewalk, per Section 30.04.01.7i. None of the surrounding developed properties have a detached sidewalk so the detached sidewalk will look out of place and detract from the uniformity of the area. The property is not well travel. The detached sidewalk is not necessary for beautification or pedestrian ease. For these reasons, a waiver of the detached sidewalk is requested.

Currently, a temporary trailer sits at the southeast corner of the site. A waiver of the setbacks per 30.02.19 is requested. The trailer now sits about 8 ft off the future front right-of-way where a 20 ft setback is required. There are no requirements for the side interior setback. As this trailer is not a permanent structure and there is no dedicated right-of-way, the applicant is asking for a waiver of the 20 ft setback requirement.

The applicant is asking for a waiver of the parking analysis required for the office trailer. Since this is not a permanent structure and is only utilized when trainers are meeting the students on-site, a parking analysis is not necessary. There is parking over the entire 2.5 ac site although there are some designated parking stalls. The site is used for only a small portion of the day as most training is done off-site. This development generates a very small amount of traffic.

Pursuant to Section 30.40.05 of the Clark County Design Guidelines, sustainability for non-residential development, the site must achieve seven (7) sustainability points. Due to the type of development being reviewed, it is impossible to provide 7 sustainability points. Most points are awarded with the development of a building; however, the requested driving school does not lend itself to the opportunity to gather points. This development has provided zero sustainability points.

The business license associated with this development is #NV20212196472 for On the Road Driving School, LLC. The business address is 6835 S. Eastern Ave, Ste 89119. This address is where the actual business is run. The proposed site is for the driver truck training portion of the business.

The proposed development is consistent with the existing businesses in the area. The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

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

Sincerely,
Baughman & Turner, Inc.

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

Dave Turner
President

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0526-GHANOLI HOLDINGS, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.

DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)

RELATED INFORMATION:

APN:
177-05-204-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 6 foot high fence within the front setback where 3 foot is the maximum height allowed per Section 30.04.03B (a 100% increase).
2. Allow a non-decorative fence along Crystal Street, Martin Avenue, and Dean Martin Drive where fences along a street shall be decorative per Section 30.04.03B.

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: 6734 Crystal Street
- Site Acreage: 0.49
- Project Type: Fencing and site modifications
- Building Height (feet): 6 (fence)
- Parking Required/Provided: 0/7 (truck parking spaces)

Site Plan & History

The site was previously approved as a truck staging area by the BCC in December of 2023 via UC-23-0695, the applicant has altered the design to include 2 access gates, update the landscape plan, add non-decorative fencing along the perimeter of the lot, and add a 3 foot high retaining wall along the eastern boundary of the site. A condition of approval required a zoning inspection prior to commencing the use, however, aerial photos show that the site has been used as a truck staging area since the original approval, but the conditions from UC-23-0695 were never met.

The approved plan depicts a paved parking area for staging of up to 8 trucks. Truck parking spaces were shown along the north side of the subject property at a minimum of 10.5 feet in width and 74 feet in length. The parking area was proposed to be accessed from two, 40 foot wide commercial driveways from Crystal Street. Additionally, there were no proposed areas for outside storage.

Now, the applicant has altered the plan to show a paved parking area for staging of up to 7 trucks where 8 parking spaces were originally approved; 1 parking spot was removed to accommodate the installation of the fences and access gates. The size and location of the parking spots is unchanged. Additionally, the parking area will now be accessed via a proposed rolling gate on the west property line and a proposed swinging gate near the south portion of the property. The rolling gate is shown as being 48 feet wide and the swinging gate is shown as being 38 feet wide, and both gates are to be set back 18 feet from property lines and will remain open during business hours. The gates connect to a 6 foot high chain-link fence that surrounds a majority of the site. A chain-link fence is proposed along the perimeter of the site, behind the required landscaping. There is also a retaining wall shown along the eastern boundary of the site. The retaining wall is a maximum of 3 feet high at its highest point with the 6 foot high chain-link fence on top.

Landscaping

The approved landscape plan depicts street landscaping areas with existing attached sidewalks along Martin Avenue and along portions of Dean Martin Drive. The street landscaping is 10 feet in width along Martin Avenue and 6.5 feet wide along Dean Martin Drive. Additional right-of-way was dedicated on the south portion of Dean Martin Drive for the elevated roadway over CC 215 and there is no landscaping in this area. Attached sidewalks with street landscaping 10 feet in width were also shown along Crystal Street.

Upon approval of the previous application, a condition was added that the Modesto Ash trees needed to be replaced by a tree species recommended by the Southern Nevada Water Authority plant list. The applicant has updated the plans to replace the Modesto Ash tree with Cedar Elm. Also, the applicant is requesting to replace Date Palm with Southern Live Oaks. All of the previously approved dimensions for the landscaping and attached sidewalks are unchanged.

Applicant's Justification

The applicant states that the proposed fencing and access gates would provide the security necessary for the site without the installation of a block wall, as a block wall could create a canyon effect in the cul-de-sac. The applicant also states that the trucks parked at the site would be mail trucks coming from California, and that they would not be parked there for more than a few hours at a time before departing to their destinations. Additionally, the applicant states the landscaping to be installed will help mitigate the effects of the non-decorative chain-link fence. Lastly, the applicant states the access gates are to remain open during business hours.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0695	Truck staging area	Approved by BCC	December 2023
VS-23-0696	Vacated and abandoned patent easements	Approved by BCC	December 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-60 & AE-65)	Feed store & off-premises sign
South & East	Business Employment	RS20 (AE-60)	Dean Martin Drive, M5, & CC 215 ramps
West	Business Employment	IP (AE-60)	Distribution center

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.

While the installation of landscaping is an improvement for the site, staff finds the installation of non-decorative fences along both streets is not consistent with Title 30. Fencing in the front yard is meant to be minimal and fencing along a street is required to be decorative to reduce visual impact, and in this case no additional mitigation is provided for the negative impacts, other than the required landscaping. For these reasons, staff cannot support these requests.

Design Review

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

Staff finds the addition of the access gates will improve the security of the site. Also, the update of landscape material to the original plan and the substitution for SNWA recommended trees is a welcome change that is in-line with the goals of the Master Plan. While staff would support the addition of the fences and gates, staff is not supporting the waivers of development standards for non-decorative fences and; therefore, cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Full off-site improvements;
- Right-of-way dedication to include a portion of the cul-de-sac for Crystal Street and spandrel at the intersection of Martin Avenue and Dean Martin Drive.

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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: November 20, 2024 – HELD – To 01/22/25 – per the applicant.

APPLICANT: GHANOLI HOLDINGS, LLC
CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

DRAFT



Department of Comprehensive Planning Application Form

7A

ASSESSOR PARCEL #(s): 177-05-204-001

PROPERTY ADDRESS/ CROSS STREETS: CRYSTAL STREET & MARTIN AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

THE APPLICANT IS REQUESTING A DESIGN REVIEW AND WAIVER OF DEVELOPMENT STANDARDS FOR A PROPOSED CHAIN LINK FENCING AROUND THE APPROVED SITE WITH GATED ENTRIES.

PROPERTY OWNER INFORMATION

NAME: GHANOLI HOLDINGS LLC
ADDRESS: 30724 BENTON ROAD, C302-483
CITY: WINCHESTER STATE: CA ZIP CODE: 92596
TELEPHONE: (760)689-2263 CELL _____ EMAIL: SatinderSingh01@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: GHANOLI HOLDINGS LLC
ADDRESS: 30724 BENTON ROAD, C302-483
CITY: WINCHESTER STATE: CA ZIP CODE: 92596 REF CONTACT ID # 276385
TELEPHONE: (760)689-2263 CELL _____ EMAIL: SatinderSingh01@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN-NEVADA c/o: Jeffrey Armstrong
ADDRESS: 2727 SOUTH RAINBOW BOULEVARD
CITY: LAS VEGAS STATE: NV ZIP CODE: 89146 REF CONTACT ID # 172217
TELEPHONE: (702)873-7550 CELL _____ EMAIL: jeffreya@vtnnv.com

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

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

Satinder Singh

Property Owner (Signature)

Satinder Singh

Property Owner (Print)

6/21/2024

Date

DEPARTMENT USE ONLY

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

APPLICATION # (S) WS-24-0526

ACCEPTED BY [Signature]

PC MEETING DATE 11/19/24

DATE 9/24/24

BCC MEETING DATE _____

FEES \$1,300

TAB/CAC LOCATION: Enterprise

DATE: 10/30/24

7/18/2024, 8/5/2024, Revised 9/4/2024
W.O # 8289

CLARK COUNTY
Planning Department
500 Grand Canyon Parkway
Las Vegas, Nevada 89155
Attention: Planning Department

Subject: 1. Design Review
2. Waiver of Development Standards

RE: APN 177-05-204-001 - 0.49 Gross Acres

Planning Department:

On behalf of our client Ghanoli Holdings LLC, VTN Nevada is requesting the approval of a Design Review and Waivers of Development Standards for the above referenced parcel. Ghanoli Holdings LLC was approved to develop the subject parcel of land as a Truck Staging Area with a zoning of M-1 (Light Manufacturing) with land use designations of BE (Business Employment) within the Enterprise Land Use planning area, Commissioner Michael Naft's district.

The proposed truck staging area is located east of Crystal Street and south of Martin Avenue. The truck staging area is proposed to be a staging area for mail to be trucked/delivered to and from California.

The proposed truck staging area was approved by Clark County Planning Commission on December 18, 2023 (UC-23-0695 and VS-23-0696).

The Request:

The applicant is requesting approval for the following:

Waiver of Development Standards:

1. To allow a chain link fence with slat where decorative fencing is required along the street frontages per 30.04.03B.1. Fence to be constructed at back of approved landscaping.
2. To allow a 6-foot high fence where 3 feet is required within the front setback (Crystal Street) per 30.04.03B.1.i.b. for industrial district per 30.04.03.B.i.1.b

Design Review:

1. Design Review for a landscape material change, prior UC-23-0695 included waivers to reduce landscaped area (old Title 30) to 10 feet along Martin Avenue, 10 feet along Crystal Street, 6.5 feet along Dean martin Drive, and 1 zero feet along other portions of Dean Martin Drive.
The applicant is proposing to utilize chain link fencing with privacy slats where decorative fencing is required. The gated access will be setback eighteen (18) feet from the property line for both gates.
The fencing to be installed at the back of approved landscaping.
The site access hours are as follows:
3:00AM to 11:00AM
1:00PM to 5:30AM

The applicant believes that the proposed chain link fencing will provide the minimal security needed for the site without the permanency of a solid block wall. A solid block wall around when constructed would create a tunnelling effect for the drivers trying to maneuver semi-trailer around a small site. The trailers will only be parked at the site for a few hours prior to departure to make deliveries. The applicant will be providing additional landscaping screening around the site to reduce the impacts on the chain link fencing.

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,

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-24-0686-BIDI STAR, LLC:

ZONE CHANGE to reclassify 0.92 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located on the southwest corner of Las Vegas Boulevard South and Jonathan Drive within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:
 191-05-801-008

LAND USE PLAN:
 ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
 General Summary

- Site Address: 11925 Las Vegas Boulevard South
- Site Acreage: 0.92
- Existing Land Use: Commercial building, caretaker's residence, & communication tower

Applicant's Justification

The applicant states other nearby properties are zoned CG, commercial zoning is appropriate along Las Vegas Boulevard South, and no properties will be adversely impacted as a result of this zone change.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0304-01	Administrative design review for a communication tower	Approved by ZA	April 2001
UC-46-87 & VC-99-87	Use permit for a mail-order and retail ceramic business with a caretaker's residence and a variance to reduce the front setback	Approved by PC	March 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Entertainment Mixed-Use	H-2	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The request for Commercial General (CG) zoning is compatible with the surrounding area and is conforming to the Entertainment Mixed-Use (EM) land use category on the site. The site itself has been operating with a commercial use since 1988; therefore, the request for CG zoning would be in-line with and consistent with the existing use on the site. Furthermore, there is another commercial property approximately 200 feet to the south that is also zoned CG. The request complies with Policy 5.5.3 of the Master Plan which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for CG zoning is appropriate for this location.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BIDI STAR, LLC
CONTACT: RAID BIDI, 35 SUNSET BAY STREET, LAS VEGAS, NV 89148

DRAFT

Department of Comprehensive Planning
Application Form

8A

ASSESSOR PARCEL # (S) 191.05.801.008

PROPERTY ADDRESS/CROSS STREETS: 11925 S. LAS VEGAS BLVD. LAS VEGAS, NV. 89183

DETAILED SUMMARY PROJECT DESCRIPTION

ZONING CHANGE H2 to CQ

PROPERTY OWNER INFORMATION

NAME: RAID BIDI
ADDRESS: 35 SUNSET BAY ST.
CITY: LAS VEGAS STATE: NV ZIP CODE: 89148
TELEPHONE: 702.767.5513 CELL 702.767.5513 EMAIL: RAIDBIDI@GMAIL.COM

APPLICANT INFORMATION (must match online record)

NAME: RAID BIDI
ADDRESS: 35 SUNSET BAY ST.
CITY: LAS VEGAS STATE: NV ZIP CODE: 89148 REF CONTACT ID #
TELEPHONE: 702.767.5513 CELL 702.767.5513 EMAIL: RAIDBIDI@GMAIL.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: RAID BIDI
ADDRESS: 35 SUNSET BAY ST.
CITY: LAS VEGAS STATE: NV ZIP CODE: 89148 REF CONTACT ID #
TELEPHONE: 702.767.5513 CELL 702.767.5513 EMAIL: RAIDBIDI@GMAIL.COM

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

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

[Signature]
Property Owner (Signature)*

RAID BIDI
Property Owner (Print)

11/13/24
Date

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|---------------------------------------|
| <input type="checkbox"/> AD | <input type="checkbox"/> ZR | <input type="checkbox"/> TT | <input type="checkbox"/> PUDO | <input type="checkbox"/> SN | <input type="checkbox"/> HL | <input type="checkbox"/> VS |
| <input type="checkbox"/> GEN | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SE | <input type="checkbox"/> IL | <input type="checkbox"/> VS | <input checked="" type="checkbox"/> L |
| <input type="checkbox"/> SO | <input type="checkbox"/> DE | <input type="checkbox"/> TLO | <input type="checkbox"/> SDR | <input type="checkbox"/> TR | <input type="checkbox"/> W2 | <input type="checkbox"/> W3 |

ZC-24-0686

1-22-25
Enterprise

1-15-25

GRC
11-20-24
Waived - H-2

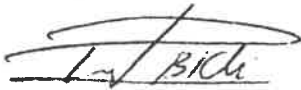
Justification Letter

Property located at 11925 S Las Vegas Blvd. Las Vegas, NV is requesting zone change from outdated H2 classification to CG classification. Please consider:

1. Other nearby properties have already been converted from H2 to CG.
2. Those properties also are considered "Commercial Properties".
3. Las Vegas Blvd is a major street and is heavily traveled.
4. No property is adversely affected.

Respectfully Submitted,

Raid Bidi

A handwritten signature in black ink, appearing to read "Raid Bidi", with a stylized flourish above the name.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400129 (UC-0773-13)-VEGAS GROUP, LLC:

USE PERMIT FIFTH APPLICATION FOR REVIEW for a place of worship.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking for a place of worship within an office complex on a portion of 8.0 acres within a CP (Commercial Professional) Zone.

Generally located on the east side of Giles pie Street and the south side of Silverado Ranch Boulevard within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-28-516-002 through 177-28-516-013

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to allow 299 spaces where 377 spaces are required (a 21% reduction).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9748 Giles pie Street
- Site Acreage: 8 (portion)
- Project Type: Place of worship
- Number of Stories: 1
- Square Feet: 4,977
- Parking Required/Provided: 377/299 (full build-out of office complex with place of worship); 202/299 (current parking partially constructed complex with place of worship)

Site Plan & History

The approved plans depict a partially constructed office development. The approved development will consist of 86,539 square feet of office use distributed throughout 11 proposed buildings. At the time of the design review approval for the office development, a waiver of development standards for reduced parking was approved. The developed portion of the site consists of 43,226 square feet of office use distributed throughout 5 office buildings, off-site improvements, some of the street landscaping, parking lot landscaping, and the entire 299 space parking lot. The site has 2 access points from Giles pie Street. The place of worship occupies 4,977 square feet within the middle office building along the east side of the site, which is oriented toward Giles pie Street. Since the office building is part of an office complex and shares

parking, access, and drive aisles, the entire office development must be included in the parking calculations. No site design changes are proposed under this review. Parking requirements for a place of worship are more intense than an office use. Since the entire office complex was approved, the parking calculations are based on the entire development, when fully constructed. Based on calculations provided by the applicant, if the entire 86,539 square foot office complex was constructed, the total parking spaces required per the old Title 30 is 377 parking spaces, while the development has 299 parking spaces. However, based on the existing site conditions, which consists of only 43,226 square feet of office buildings, the required parking is met with only 202 parking spaces required where 299 parking spaces are provided.

Floor Plans

The approved plans depict a combination of an assembly area, classrooms, reception area, restrooms, and a platform area for a total of 4,977 square feet. The classrooms are not intended for any type of daycare or school, but rather for Bible study for all different age groups during regular scheduled service times. No new exterior doors or exterior changes are depicted on the floor plan.

Previous Conditions of Approval

Listed below are the approved conditions for AR-22-400121 (UC-0773-13):

Current Planning

- Unit January 7, 2025 to review the parking.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Clark County Water Reclamation District (CCWRD)

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

Listed below are the approved conditions for AR-20-400153 (UC-0773-13):

Current Planning

- Until January 7, 2023 to review the parking.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for AR-18-400263 (UC-0773-13):

Current Planning

- Until January 7, 2021 to review the parking.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Clark County Water Reclamation District (CCWRD)

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

Listed below are the approved conditions for UC-0773-13 (AR-400136-16):

Current Planning

- Until January 7, 2019 to review the parking.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the conditions approved with UC-0773-13:

Current Planning

- 2 years to commence and review as a public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The place of worship currently has a lease space at 9748 Gilespe Street and the congregation typically meets on Sunday mornings. There is a Bible study from 9:30 a.m. to 10:15 a.m. A full service worship follows the Bible study from 10:30 a.m. to 11:30 a.m. Sunday evening features another worship service from 6:30 p.m. to 7:30 p.m. The Sunday morning service typically has around 100 people in attendance. Sunday and Wednesday evenings have approximately 25 people in attendance. At peak times, the total number of vehicles reaches about 35 cars. Furthermore, the applicant indicates that meeting times do not normally coincide with the operational hours of the other businesses within the center, so parking should not be an issue.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-22-400121 (UC-0773-13)	Fourth application for review on the original use permit application	Approved by PC	December 2022
AR-20-400153 (UC-0773-13)	Third application for review on the original use permit application	Approved by PC	February 2020
AR-18-400263 (UC-0773-13)	Second application for review on the original use permit application	Approved by PC	February 2019
UC-0773-13 (AR-0136-16)	First application for review on the original use permit application	Approved by PC	November 2016
UC-0773-13	Place of worship with a waiver for reduced parking	Approved by PC	January 2014
VS-0477-07	Vacated and abandoned 3 curb return easements along Gilespie Street and a 33 foot wide patent easement	Approved by PC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM32	Multi-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2 & RS20	Undeveloped & single-family residential
West	Public Use	PF	Silverado Ranch Park

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A review was required for UC-0773-13. The applicant has submitted this request to meet a condition for a review of parking 2 years after the approval of the previous application for review (AR-22-400121). The applicant has previously indicated that this is a temporary location for the place of worship while a permanent location elsewhere is secured. Staff is not aware of any complaints for the subject parcels. Additionally, the parking requirements have been reduced under the new Title 30, so the overall site now provides parking that meets the minimum parking requirements of Title 30. Therefore, staff can support this review, with no further reviews being required.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SOUTH VALLEY CHURCH OF CHRIST
CONTACT: CURT JENSEN, 4425 SELLECK LANE, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

9A

ASSESSOR PARCEL #(s): 17728516004, 17728516013

PROPERTY ADDRESS/ CROSS STREETS: 9748 Gillespie St., Suite 300 & 330, Las Vegas, NV 89183

DETAILED SUMMARY PROJECT DESCRIPTION

Office building used for place of worship. Land use application variance for parking lot use during assembly hours.

PROPERTY OWNER INFORMATION

NAME: Vegas Group LLC
 ADDRESS: 724 S. Spring St. #801
 CITY: Los Angeles STATE: CA ZIP CODE: 90014
 TELEPHONE: 213-623-3800 CELL 213-300-5001 EMAIL: izek@shomofgroup.com

APPLICANT INFORMATION (must match online record)

NAME: South Valley Church of Christ
 ADDRESS: 9748 Gillespie St., Suite 300 & 330
 CITY: Las Vegas STATE: NV ZIP CODE: 89153 REF CONTACT ID # 1701874925
 TELEPHONE: N/A CELL N/A EMAIL: southvalleycoc@southvalleycoc.org

CORRESPONDENT INFORMATION (must match online record)

NAME: Curt Jensen
 ADDRESS: 4425 Selleck Lane
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # 1701874925
 TELEPHONE: _____ CELL 651-895-3310 EMAIL: suncountry24@gmail.com

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

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

IZEK SHOMOF 10/9/24
 Property Owner (Signature)* Property Owner (Print) Date

<input type="checkbox"/> AI	<input checked="" type="checkbox"/> AP	<input type="checkbox"/> LI	<input type="checkbox"/> PUDO	<input type="checkbox"/> SH	<input type="checkbox"/> UO	<input type="checkbox"/> WS
<input type="checkbox"/> ADD	<input type="checkbox"/> ZN	<input type="checkbox"/> FA	<input type="checkbox"/> SL	<input type="checkbox"/> T	<input type="checkbox"/> XX	<input type="checkbox"/> ZN
<input type="checkbox"/> RG	<input type="checkbox"/> DD	<input type="checkbox"/> FPD	<input type="checkbox"/> ADP	<input type="checkbox"/> TR	<input type="checkbox"/> WJ	<input type="checkbox"/> ZN

24-400129 Sm
1/1/25 10/23/24
Enterprise 800-00
12/11/24

Justification Letter for South Valley Church of Christ (SVCOC)

South Valley Church of Christ is a Christian Church centered on the Bible. SVCOC is currently renting: 9748 Gillespie St., Suite 300 & 330, Las Vegas, NV 89183.

SVCOC typically meets on Sunday Mornings. There is a Bible Study from 9:30am to 10:15 am. During Bible study, the classroom spaces will be used for Bible study for all different age groups. There is a 15 minute break from 10:15am to 10:30am. Following Bible Study, a full worship service follows the break from 10:30am to 11:30am. Sunday evenings there is a Worship Service from 5:30pm to 6:30pm. On Wednesday evening there is only a Bible study from 6:30pm to 7:30pm.

SVCOC is a congregation of around 100 or less people that attend on Sunday Morning service. Sunday evening and Wednesday evenings is approximately 25 people in attendance. Total number of vehicles is approx. 30 to 35 cars .The meeting times would not normally coincide with operation hours of the businesses in the park; therefore parking should not be an issue.

*I AM REQUESTING AN APPLICATION FOR REVIEW TO
MY APPROVED APPLICATION AR-²²~~24~~-400121 (UC-0773-13)*

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700041-WARD, BRANON P & KIDD-WARD, JAMES C.:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) and Ranch Estates Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 12.9 acres.

Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-15-801-012; 176-15-801-013; 176-15-801-023; 176-15-801-024; 176-15-801-034 through 176-15-801-035

EXISTING LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7030 W. Pebble Road (multiple addresses)
- Site Acreage: 12.9
- Existing Land Use: Undeveloped and existing homes

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Corridor Mixed-Use (CM) and Ranch Estates Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). More specifically, the site is proposed for development of a 97 lot single-family residential subdivision with a density of 7.51 dwelling units per acre. The applicant is requesting a zone change on the 12.9 acres from a CM and an RS20 to an RS3.3. This zone change requires a Master Plan Amendment to the Mid-Intensity Suburban Neighborhood land use category. According to the applicant, the Master Plan Amendment is intended to maintain a consistent and compatible development pattern with the abutting subdivisions to the north and south of this site. Furthermore, the applicant states most of the subject area has been zoned for commercial purposes since at least 2009, yet remains undeveloped and not a practical fit for the area.

Prior Land Use Requests - APNs 176-15-801-023, 176-15-801-024, 176-15-801-012, & 176-15-801-013

Application Number	Request	Action	Date
WS-0764-15	Reduced the front setback for an existing accessory structure (gazebo) in conjunction with one of the residential parcels	Approved by PC	January 2016
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E zoning to R-E (RNP-I) zoning	Approved by BCC	October 2005

Prior Land Use Requests - APN 176-15-801-034

Application Number	Request	Action	Date
VS-0714-09	Vacated right-of-way easement - expired	Approved by PC	January 2010
ZC-0603-09	Reclassified 7.5 acres of this site to C-2 zoning, and a design review for a proposed shopping center	Approved by BCC	November 2009

Prior Land Use Requests - APN 176-15-801-035

Application Number	Request	Action	Date
ZC-1600-00	Reclassified 2.2 acres of this site to C-2 zoning for a plant nursery and small equipment rental facility.	Approved by BCC	December 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estates Neighborhood (up to 2 du/ac)	RS3.3 & RS20 (RNP)	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Neighborhood Commercial	C-P & CG	Day care & pre-school facility; mini storage; & convenience store with gas pumps
West	Ranch Estates Neighborhood (up to 2 du/ac)	RS5.2 & RS20 (RNP)	Developing single-family residential & undeveloped

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

Related Applications

Application Number	Request
ZC-24-0741	A zone change to reclassify the site from CG and RS-20 to RS3.3 is a companion item on this agenda.

Related Applications

Application Number	Request
WS-24-0739	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-24-0740	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
TM-24-500159	A tentative map for a 97 lot single-family residential subdivision 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 Corridor Mixed-Use (CM) and Ranch Estates Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood land use category include single-family attached and detached, and duplexes. 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 Mid-Intensity Suburban Neighborhood (MN) is compatible with the surrounding area. The abutting properties to the north and south are zoned RS3.3 which is conforming to the Mid-Intensity Suburban Neighborhood land use category. There does not appear to be a demand for commercial uses along this stretch of Rainbow Boulevard as several parcels just south of here are either developed or planned for commercial uses along Blue Diamond Road. Furthermore, most of the subject area has been zoned for commercial purposes since at least 2009, yet remains undeveloped. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the intensity of new development is compatible with established neighborhoods. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood 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 5, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

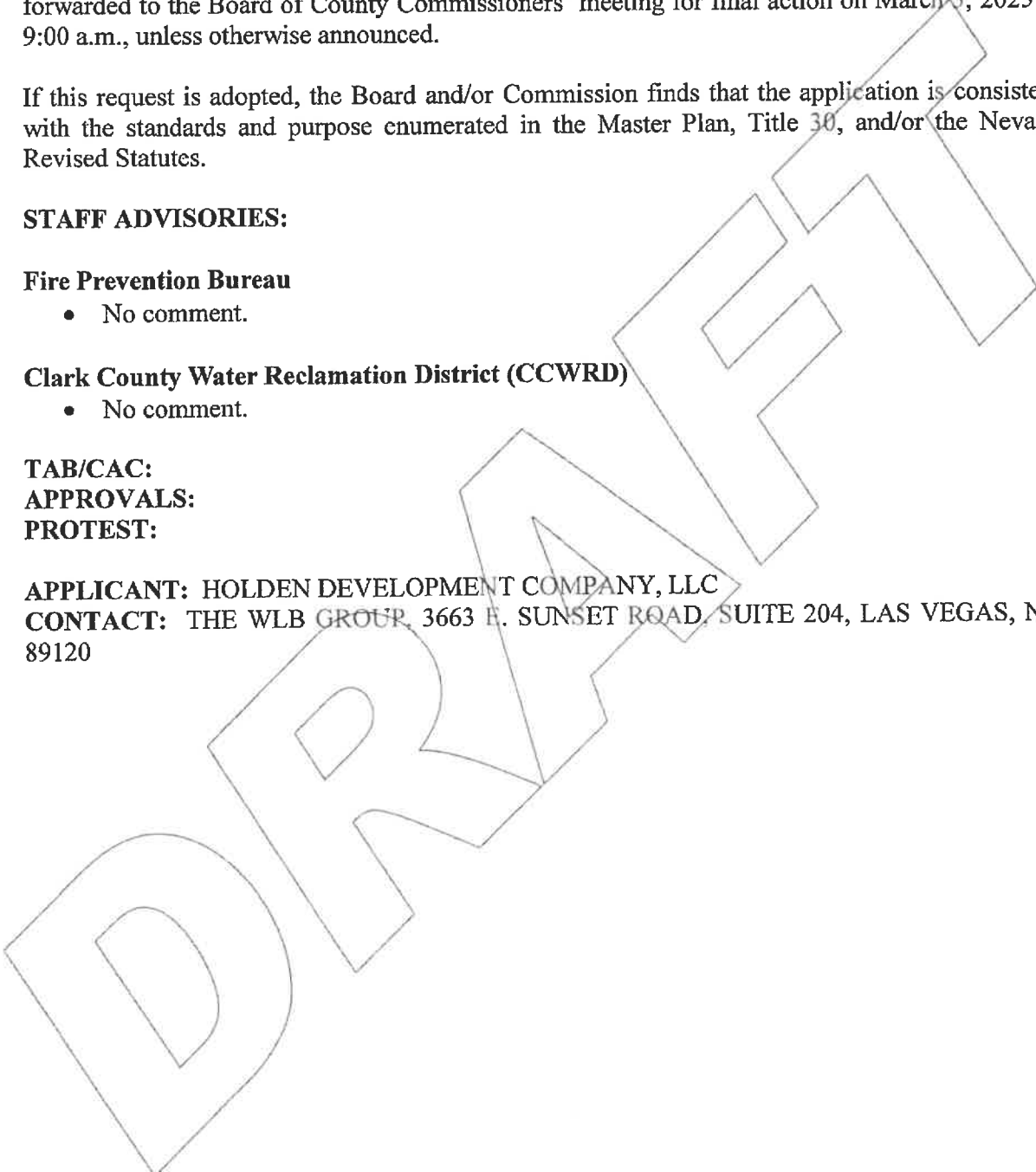
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

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

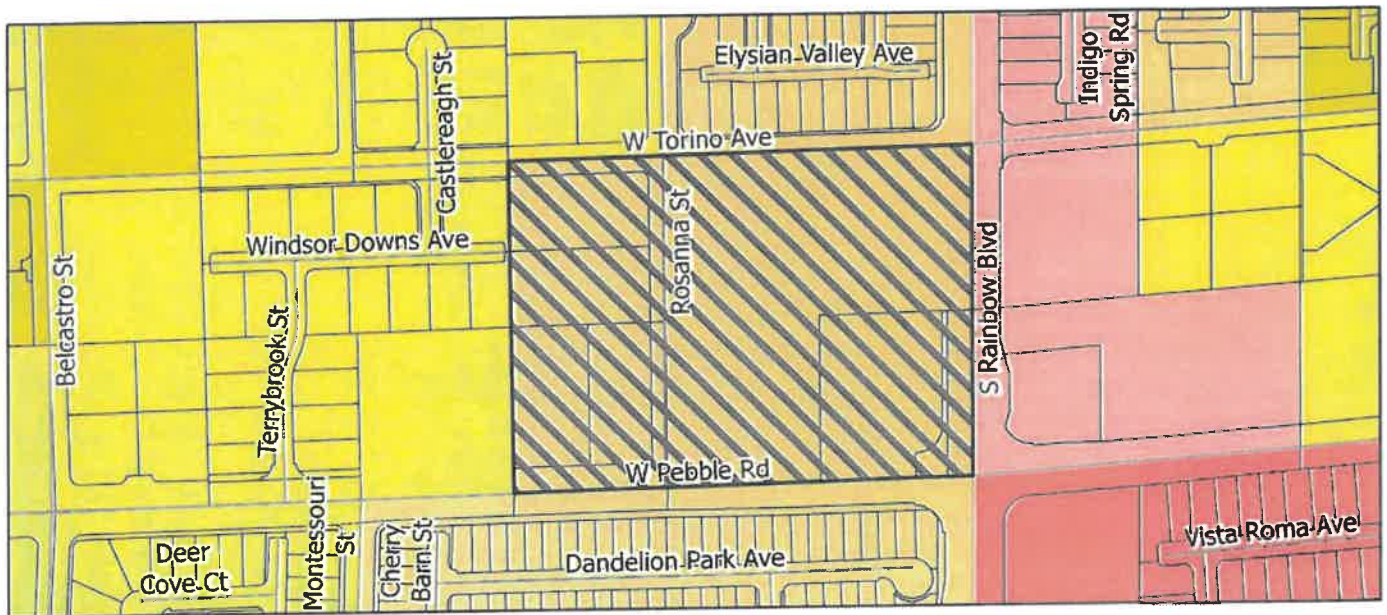


Planned Land Use Amendment PA-24-700041

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

- Planning Areas

Requested Area To Change

Enterprise Clark County, Nevada

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



Department of Comprehensive Planning Application Form

10A

ASSESSOR PARCEL #(s): 176-15-801-012

PROPERTY ADDRESS/ CROSS STREETS: S Rainbow Blvd & W Torino Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 97 lot Single Family Subdivision
- Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: Branon P Ward & James C Kidd-Ward
ADDRESS: 8815 S Rosanna Street
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Holden Development Company, LLC
ADDRESS: 10161 Park Run Drive, Suite 150
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: (702) 580-4700 CELL _____ EMAIL: danielholden@cox.net

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Branon Ward
Property Owner (Signature)*

Branon Ward
Property Owner (Print)

10-15-2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) PA-24-700041
PC MEETING DATE 2/4/2025
BCC MEETING DATE 2/5/2025
TAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]
DATE 12/12/24

DATE 1/15/25



December 10, 2024

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

**RE: Justification Letter – Master Plan Amendment
(APN's: 176-15-801-012, 013, 023, 024, 034, & 035)**

To Whom it May Concern,

On behalf of our client, we are respectfully requesting a Master Plan Amendment to address the proposed single-family detached development located on the northwest corner of Rainbow Boulevard and Pebble Road. The property is more particularly described as APNs: 176-15-801-012, 013, 023, 024, 034, & 035. Our client is requesting a Plan Amendment from CM (Corridor Mixed-Use) and RN (Ranch Estates Neighborhood) to MN (Mid-Intensity Suburban Neighborhood). We are also requesting to rezone the parcels from CG (Commercial General) and RS20 (Residential Single Family 20) to RS3.3 (Residential Single Family 3.3) by a separate application.

Master Plan Amendment

The Enterprise Land Use Plan designation for this Site is CM (Corridor Mixed-Use) and RN (Ranch Estate Neighborhood). Our client is seeking a Plan Amendment to MN (Mid-Intensity Suburban Neighborhood) along with a Zone Change to RS3.3 (by separate application). This request satisfies the criteria for a Master Plan Amendment with the Goals and Policies as set forth required by Title 30 as follows:

Goal 1.1:

Policy 1.1.1 Mix of Housing Types

The proposed development will encourage the provision of diverse housing types at varied densities and in numerous locations. This development fulfills an opportunity to expand "middle" housing options that are less prevalent in parts of Clark County. This area of town is predominantly an island of large lots, this proposed development will help to solidify the eastern edge of the large lot island in this area.

Policy 1.1.2 Housing Access

The proposed development is concentrating higher-density housing along the main transit corridors and major employment centers and will help to fill in the infrastructure and other services in the area that are so desperately needed in this area.

Goal 1.3:

Policy 1.3.1 Neighborhood Identity

The proposed development encourages the integration of varied housing models, architectural styles, streetscapes, common landscaped areas and other character-defining features that contribute to a distinct neighborhood identity.

Policy 1.3.2 Mix of Housing Options within Neighborhoods

The proposed development encourages a mix of housing options for the area in a whole, by bringing into the area differing housing and lot size options for the future homeowners in this overall area.

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

Sincerely,



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

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0741-WARD, BRANON P & KIDD-WARD, JAMES C.:

ZONE CHANGES for the following: **1)** reclassify 12.9 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and **2)** eliminate the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise (description on file). JJ/rk/(For possible action)

RELATED INFORMATION:

APN:

176-15-801-012; 176-15-801-013; 176-15-801-023; 176-15-801-024; 176-15-801-034 through 176-15-801-035

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7030 W. Pebble Road (multiple addresses)
- Site Acreage: 12.9
- Existing Land Use: Undeveloped & existing homes

Applicant's Justification

The applicant is requesting a zone change from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family) Zone. The subject site is proposed for a 97 lot single-family residential subdivision with a density of 7.51 dwelling units per acre. According to the applicant, the zone change is intended to maintain a consistent and compatible development pattern with the abutting properties to the north and south of this site. Furthermore, the proposed single-family residential development will bring less traffic, noise, and light than if a large commercial center was built.

Prior Land Use Requests - APNs 176-15-801-023, 176-15-801-024, 176-15-801-012, & 176-15-801-013

Application Number	Request	Action	Date
WS-0764-15	Reduced the front setback for an existing accessory structure (gazebo) in conjunction with one of the residential parcels	Approved by PC	January 2016

Prior Land Use Requests - APNs 176-15-801-023, 176-15-801-024, 176-15-801-012, & 176-15-801-013

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

Prior Land Use Requests - APN 176-15-801-034

Application Number	Request	Action	Date
VS-0714-09	Vacate right-of-way easement - expired	Approved by PC	January 2010
ZC-0603-09	Reclassified 7.5 acres of this site to C-2 zoning, and a design review for a proposed shopping center	Approved by BCC	November 2009

Prior Land Use Requests - APN 176-15-801-035

Application Number	Request	Action	Date
ZC-1600-00	Reclassified 2.2 acres of this site to C-2 zoning for a plant nursery and small equipment rental facility	Approved by BCC	December 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estates Neighborhood (up to 2 du/ac)	RS3.3 & RS20 (RNP)	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Neighborhood Commercial	C-P & CG	Day care & pre-school facility; mini storage; & convenience store with gas pumps
West	Ranch Estates Neighborhood (up to 2 du/ac)	RS5.2 & RS20 (RNP)	Developing single-family residential & undeveloped

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

Related Applications

Application Number	Request
PA-24-700041	Plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) and Ranch Estates Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-24-0739	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.

Related Applications

Application Number	Request
VS-24-0740	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
TM-24-500159	A tentative map for a 97 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the area has transitioned more towards residential suburban type development, particularly the area to the north and south which have been developed as RS3.3 zoned single-family residential subdivisions. Furthermore, most of the subject site has been zoned for commercial purposes since at least 2009, yet remains undeveloped. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 5, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on the APNs 176-15-801-012, 176-15-801-013, 176-15-801-023, and 176-15-801-024; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0178-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

11A

ASSESSOR PARCEL #(s): 176-15-801-012

PROPERTY ADDRESS/ CROSS STREETS: S Rainbow Blvd & W Torino Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 97 lot Single Family Subdivision
- Rezone

PROPERTY OWNER INFORMATION

NAME: Branon P Ward & James C Kidd-Ward
 ADDRESS: 8815 S Rosanna Street
 CITY: Las Vegas STATE: NV ZIP CODE: 89113
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Holden Development Company, LLC
 ADDRESS: 10161 Park Run Drive, Suite 150
 CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
 TELEPHONE: (702) 580-4700 CELL _____ EMAIL: danielholden@cox.net

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
 ADDRESS: 3663 E Sunset Road, Suite 204
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Branon Ward

Property Owner (Signature)*

Branon Ward

Property Owner (Print)

10-15-2024

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ZC-24-0741

ACCEPTED BY [Signature]

PC MEETING DATE 2/4/25

DATE 12/12/24

BCC MEETING DATE 2/5/25

TAB/CAC LOCATION Enterprise DATE 1/15/25



December 10, 2024

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

**RE : Justification Letter – Zone Change
(APN’s : 176-15-801-012, 013, 023, 024, 034, & 035)**

To Whom it May Concern,

On behalf of our client, we are respectfully requesting a Zone Change for a proposed single-family detached development found on the northwest corner of Pebble Road and Rainbow Boulevard. The property is more particularly described as APNs: 176-15-801-012, 013, 023, 024, 034, & 035. Our client is requesting a Zone Change from CG (Commercial General) and RS20 (Residential Single Family 20) to RS3.3 (Residential Single Family 3.3).

We are respectfully requesting a zone change from CG (Commercial General) and RS20 (Residential Single-Family 20) to RS3.3 (Residential Single-Family 3.3), the Enterprise Land Use Plan designation for this Site is CM (Corridor Mixed-Use) and RN (Ranch Estates Neighborhood). We are also requesting the removal of the RNP overlay from our west property line to the centerline of Rosanna Street and from Torino Avenue to Pebble Road since this was previously removed by a prior application and was never removed on these parcels. A companion item to this Zone Change is the Plan Amendment for the site to change the master plan designation to MN (Mid-Intensity Suburban Neighborhood).

Our client is proposing to develop a single-family detached community consisting of a 97-3,300 s.f. minimum residential lots on 12.90 acres at a density of 7.51 dwelling units per acre. The site is currently surrounded by existing development on all four sides, on the northeast there is an existing RS3.3 (Residential Single-Family 3.3) Development and on the northwest, there are two existing RS20 (residential Single-Family 20) lots, to the east is an existing NC (Neighborhood Commercial) development and to the South is an existing RS3.3 (Residential Single-Family 3.3) development, to the west is an undeveloped site and an RS5.2 (Residential Single-Family 5.2) development. The portion of the site that has direct access to Rainbow Boulevard has never had a development on it; therefore, we feel the CG (Commercial General) zoning designation for the two parcels is not a practical choice or a good fit for the area. This proposed development would create a buffer from the larger RS20 (Residential Single-Family 20) type lots to the west from the CG (Commercial General) parcels on the east side of Rainbow Boulevard. As the County is aware there is currently a shortage of residential units in the Valley and this rezoning request would help address the shortage of housing in the valley.



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

Sincerely,

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

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0740-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL

VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road and between Rainbow Boulevard and Belcastro Street, a portion of a right-of-way being Torino Avenue located between Belcastro Street and Rainbow Boulevard, a portion of a right-of-way being Rainbow Boulevard located between Torino Avenue and Pebble Road, a portion of a right-of-way being Pebble Road located between Belcastro Street and Rainbow Boulevard, and a portion of a right-of-way being Rosanna Street located between Torino Avenue and Pebble Road within Enterprise (description on file). N/jor/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-801-012; 176-15-801-013; 176-15-801-023; 176-15-801-024; 176-15-801-034; and 176-15-801-035

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon patent easements and portions of a Resolution Relative to the Acquisition of Rights-of-way located throughout the subject parcels. These easements are not needed for the development of the site. In addition, the applicant is requesting to vacate and abandon portions of rights-of-way being Torino Avenue, Rainbow Boulevard, and Pebble Road in order to install detached sidewalks. Lastly, the applicant is requesting to vacate and abandon the full width of Rosanna Street between Torino Avenue and Pebble Road. Rosanna Street is no longer needed for the proposed single family residential development.

Prior Land Use Requests for 176-15-801-023, 176-15-801-024, 176-15-801-012, & 176-15-801-013

Application Number	Request	Action	Date
WS-0764-15	Related to APN 176-15-801-023 only; reduced the front setback for an existing accessory structure (gazebo)	Approved by PC	January 2016
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E zoning to R-E (RNP-I) zoning	Approved by BCC	October 2005

Prior Land Use Requests for APN 176-15-801-034

Application Number	Request	Action	Date
VS-0714-09	Vacated patent easements - expired	Approved by PC	January 2010
ZC-0603-09	Reclassified 7.5 acres from R-E zoning to C-2 zoning, and a design review for a proposed shopping center - the design review expired	Approved by BCC	November 2009

Prior Land Use Requests for APN 176-15-801-035

Application Number	Request	Action	Date
ET-400299-05 (ZC-1600-00)	Second extension of time to reclassify 2.2 acres from R-E zoning to C-2 zoning for a plant nursery and small equipment rental facility - expired	Approved by BCC	January 2006
ET-400301-03 (ZC-1600-00)	First extension of time to reclassify 2.2 acres from R-E zoning to C-2 zoning for a plant nursery and small equipment rental facility - expired	Approved by BCC	January 2004
ZC-1600-00	Reclassified 2.2 acres from R-E zoning to C-2 zoning for a plant nursery and small equipment rental facility - expired; site is hard zoned	Approved by BCC	December 2000

*Additional land use applications have been previously approved on the above mentioned subject parcels but are not related to this application.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS20 (NPO-RNP)	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Neighborhood Commercial	CG & CP	School, gas station with convenience store, & mini-warehouse facility
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 & RS20 (NPO-RNP)	Undeveloped & single-family residences

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

Related Applications

Application Number	Request
PA-24-700041	A plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-24-0741	A zone change to reclassify the site from CG and RS20 to RS33 is a companion item on this agenda.
WS-24-0739	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
TM-24-500159	A tentative map for a 97 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 5, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Pebble Road, 55 feet to the back of curb for Rainbow Boulevard, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

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



Department of Comprehensive Planning Application Form

12A

ASSESSOR PARCEL #(s): 176-15-801-012

PROPERTY ADDRESS/ CROSS STREETS: S Rainbow Blvd & W Torino Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 97 lot Single Family Subdivision
- Vacation of Patent Easements

PROPERTY OWNER INFORMATION

NAME: Branon P Ward & James C Kidd-Ward
ADDRESS: 8815 S Rosanna Street
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Holden Development Company, LLC
ADDRESS: 10161 Park Run Drive, Suite 150
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: (702) 580-4700 CELL _____ EMAIL: danielholden@cox.net

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Branon Ward
Property Owner (Signature)*

Branon Ward
Property Owner (Print)

10-15-2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-24-0740

ACCEPTED BY [Signature]
DATE 12/12/24

PC MEETING DATE 2/4/25

BCC MEETING DATE 2/5/25

TAB/CAC LOCATION Enterprise DATE 1/15/25



December 10, 2024

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

**RE: Vacation - Justification Letter for Rainbow Pebble
(APN's: 176-15-801-012, 013, 023, 024, 034, & 035)**

To Whom it may Concern,

On behalf of our client, we are respectfully requesting to vacate right-of-way and patent easements that are no longer required due to the proposed single-family development that is a companion item to this vacation.

Vacation of Right-of-way

We are respectfully requesting to vacate the southerly 5' of the dedicated 30' right of way on Torino Avenue and the full 30' of the ROW for the Rosanna alignment (OR:0662:0621341) on APN 176-15-801-012 & 013. We are also requesting to vacate the northerly 5' of the 50' right-of-way on Pebble Road and the full 30' of ROW for the Rosanna alignment (OR:0303:0262906) on APN's 176-15-801-023 & 024. Lastly, we are requesting to vacate the westerly 5' of a 55' right-of-way for Rainbow Boulevard (OR:20071114:02001 & OR:757:608215) along with the associated spandrel at the intersection of Rainbow Boulevard and Pebble Road located on APN 176-15-801-035.

Resolution Relative to the Acquisition of Right-of-way

On APN 176-15-801-034 we are requesting to vacate the 30' of a public easement that was granted by the BLM for the Right-of-Way per Book 20020306, NO. 00477 dated for 03/06/2002. Excepting therefrom the proposed right-of-way for Torino Avenue, Rainbow Blvd, and Pebble Road.

Vacation of Patent Easements

We are requesting to vacate all the patent easements located on APN's 176-15-801-012 & 013, Patent#1196983 book 318 No. 277906 dated for 04/16/1973. On APN's 176-15-801-023 & 024, we are requesting to vacate all patent easements, Patent#1206647 book 294, NO. 253382 dated for 01/16/1973.

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

Sincerely,

A blue ink handwritten signature, appearing to read "Mark Bangan", written over a light blue horizontal line.

Mark Bangan
Director of Nevada Operations

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0739-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce rear setback; **2)** modify residential adjacency standards; and **3)** alternative driveway geometrics.

DESIGN REVIEW for a single-family residential subdivision on 12.80 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Pebble Avenue and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-801-012; 176-15-801-013; 176-15-801-023; 176-15-801-024; 176-15-801-034, and 176-15-801-035

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear yard setback for Lots 42, 43, 44, 45, and 46 to 12 feet, 6 inches where 15 feet is the minimum required per Section 30.02.07 (a 17% reduction).
2.
 - a. Allow lot sizes less than 10,000 square feet (as small as 3,325 square feet) where residential development within, abutting, or adjacent to a Neighborhood Protection (RNP) Overlay shall transition along RNP boundaries by providing lot sizes 10,000 square feet or greater per Section 30.04.06G (a 67% reduction).
 - b. Allow side interior setbacks of 5 feet where development shall comply with the side setbacks (10 feet) of the adjacent NPO-RNP lot along any shared lot lines per Section 30.04.06G (a 50% reduction).
 - c. Allow rear setbacks of 12 feet, 6 inches where development shall comply with the side or rear setbacks (30 feet) of the adjacent NPO-RNP lot along any shared lot lines per Section 30.04.06G (a 59% reduction).
3.
 - a. Reduce the setback from a back of curb radius to a driveway for Lot 65 and Lot 80 to 7 feet, 9 inches where 12 feet is the minimum required per Uniform Standard Drawing 222 (a 36% reduction).
 - b. Reduce the back of curb radius requirement for the internal private streets to 15 feet where 20 feet is the minimum required per USD 201 (a 25% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.80
- Project Type: Single-family residential subdivision
- Number of Lots: 97
- Density (du/ac): 7.58
- Minimum/Maximum Lot Size (square feet): 3,323/5,045
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,255 (minimum)/2,590 (maximum)

Site Plan and Request

The plan depicts 97 single-family residential lots on a total of 12.80 gross acres with a density of 7.58 dwelling units per acre. All 97 lots face internally towards private streets within the proposed subdivision and access to the subdivision is provided via 2 streets from Pebble Road. Rosanna Street currently runs north to south and bisects the subject parcels; however, there is a companion vacation and abandonment application to vacate this street in order for the project to be one cohesive subdivision. Six foot high CMU block walls are shown along the north, south, east, and west property lines.

The applicant is requesting to reduce the rear yard setback for Lots 42, 43, 44, 45, and 46 to 12 feet, 6 inches where 15 feet is the minimum required per Section 30.02.07. The applicant is requesting to modify residential adjacency standards related to the following: allowing lot sizes less than 10,000 square feet, allow an interior side setback of 5 feet; and allow a rear setback of minimum of 12 feet, 6 inches.

Lots 1 through 7 share a lot line with parcel 176-15-801-022 (southwest corner), which is an existing RS20 zoned RNP NPO parcel. These lots have an overall area below 10,000 square feet and these lots do not meet the interior side and rear setbacks for RS20 zoning. Lots 8 through 20, and Lots 75 through 89 are located on the northwest corner of the subdivision. These lots do not share a lot lines with any NPO- RNP parcels but are located within existing NPO- RNP parcels to the southwest and to the north. Title 30 requires these lots to be a part of a transition along NPO- RNP boundaries.

Landscaping

The landscape plan depicts detached sidewalks with street landscaping along Pebble Road (south), Rainbow Boulevard (east), and Torino Avenue (north). The applicant is proposing to plant large and medium trees with a variety of shrubs within the street landscape areas. The proposed trees include 31 Mulga Acacia, 36 Cathedral Live Oak, 20 Mastic Trees, and 31 African Sumac trees. Furthermore, the landscape depicts that the trees will be spaced every 20 feet on center. Over 500 shrubs will be planted in addition to 173 cacti/accent plants and a variety of groundcover.

Elevations

The elevations depict a 2 story home product with an overall height of 25 feet. The exterior features include stucco walls, stucco pop-outs, faux stone finishes, variable roof lines, recessed windows with an overhang, and concrete roof tiles. The color schemes include desert earth tones with accent colors of terracotta and various hues of blue, green, and grey.

Floor Plans

The applicant is proposing 3 floor plan options with a minimum of 2,255 square feet to a maximum of 2,590 square feet. The floor plans include a 2 car garage, foyer area, bedrooms, bathrooms, kitchen, living room area, laundry room, and den or loft area.

Applicant's Justification

The request to reduce the rear yard setback for Lots 42, 43, 44, 45, and 46 is due to the largest footprint for the proposed home design (60 feet in depth). If a proposed home design with a shorter depth was constructed on these 5 lots, the waiver of development standards would not be needed. Furthermore, these 5 lots are internal to the development and do not border a perimeter lot line.

The applicant is requesting to modify the residential adjacency standards when adjacent to the Neighborhood Protection (RNP) Overlay. This is due to the in-fill nature of the proposed subdivision which is located between an RS3.3 development to the north and to the south and a RS5.2 development to the west and to the northwest. The trend in this area is better suited for an RS3.3 neighborhood. Side loaded lots were intentionally placed on the northwest corner of the development next to a 60 foot wide street (Torino Avenue) which is abutting the existing RS20 (NPO-RNP) zoned residential lots located to the north. Furthermore, the applicant is providing a detached sidewalk along Torino Avenue, totaling a 75 foot distance from the existing residential lots to our sideloaded lots. Regarding the undeveloped lot to the southwest (APN 176-15-801-022), the parcel is undeveloped and therefore, the residential adjacency should not apply since the trend in this area would be for that parcel to be developed as either RS3.3 or RS5.2 zone subdivisions.

The applicant is requesting for waivers of development standards for alternative driveway geometrics. Lots 65 and 80 are internal to the subdivision and would have minimal conflicts if the back of curb radius was reduced to 7 feet, 9 inches since the speed limits for the interior streets are typically set at 15 miles per hour. The 2 access points to the subdivision (along Pebble Road) are where vehicles are traveling at higher speeds and the lots within that area meet the back of curb requirements per Uniform Standard Drawing 222. The applicant is also requesting to reduce the back of curb radius (BCR) dimensions within the internal streets to 15 feet where 20 is required per Uniform Standard Drawing 201 for street intersections of 60 feet in width or less. The reduction will allow for more distance from the BCR to the driveway. This will allow more visibility for drivers in regard to public safety.

Prior Land Use Requests for 176-15-801-023, 176-15-801-024, 176-15-801-012, & 176-15-801-013

Application Number	Request	Action	Date
WS-0764-15	Related to APN 176-15-801-023 only; reduced the front setback for an existing accessory structure (gazebo)	Approved by PC	January 2016
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E zoning to R-E (RNP-I) zoning.	Approved by BCC	October 2005

Prior Land Use Requests for APN 176-15-801-034

Application Number	Request	Action	Date
VS-0714-09	A request to vacate patent easements - expired	Approved by PC	January 2010
ZC-0603-09	Reclassified 7.5 acres from R-E zoning to C-2 zoning, and a design review for a proposed shopping center - the design review expired.	Approved by BCC	November 2009

Prior Land Use Requests for APN 176-15-801-035

Application Number	Request	Action	Date
ET-400299-05 (ZC-1600-00)	Second extension of time to reclassify 2.2 acres from R-E zoning to C-2 zoning for a plant nursery and small equipment rental facility - expired	Approved by BCC	January 2006
ET-400301-03 (ZC-1600-00)	First extension of time to reclassify 2.2 acres from R-E zoning to C-2 zoning for a plant nursery and small equipment rental facility - expired	Approved by BCC	January 2004
ZC-1600-00	Reclassified 2.2 acres from R-E zoning to C-2 zoning for a plant nursery and small equipment rental facility - expired; site is hard zoned	Approved by BCC	December 2000

*Additional land use applications have been previously approved on the above mentioned subject parcels but are not related to this application.

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Neighborhood Commercial	CG & CP	School, gas station with convenience store, & mini-warehouse facility
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 & RS20 (NPO-RNP)	Undeveloped & single-family residential

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

Related Applications

Application Number	Request
PA-24-700041	A planned amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0741	A zone change to reclassify the site from CG and RS20 to RS3.3 is a companion item on this agenda.
VS-24-0740	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
TM-24-500159	A tentative map for a 97 lot single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the request to reduce the rear yard setback for Lots 42, 43, 44, 45, and 46 is minimal. Per the applicant, the request is due to a proposed model home plan that is longer in depth than the 2 other home plan options. These lots are interior to the site and the reduced setbacks will not negatively impact the surrounding area. However, since staff does not support waivers of development standards #2 and #3, staff cannot support this request.

Waiver of Development Standards #2

The applicant has the ability to design the proposed subdivision to meet residential adjacency standards. Title 30 states that the purpose of residential adjacency is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located near residential zoning districts regardless of the timing of any proposed development. Staff cannot support this request since the NPO-RNP overlay to the southwest and north of development need to be protected.

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 that the east half of the proposed subdivision is compatible in terms of architecture and layout with the adjacent RS3.3 neighborhood to the north and south. The applicant also provided 4 sided architecture, detached sidewalks with street landscaping, and 2 points of ingress/egress for the subdivision. However, the west half of the subdivision should have been designed to transition to the NPO-RNP overlay to the north and to the southwest. Since staff does not support waivers of development standards #2 and #3, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3a

Staff cannot support the request to reduce the distance from back of curb radius (BCR) to the driveway for Lots 65 and 80. The reduction increases the chance of vehicle collisions from motorists turning around a corner with limited visibility and reaction time as the driveways are too close to the spandrels.

Waiver of Development Standards #3b

Staff cannot support the request to reduce the back of curb radius (BCR) for the spandrels within the development. Combined with Waiver of Development Standards #3a, with smaller turning radii, motorists will need to make tighter turns around spandrels, increasing the chance of collisions with pedestrians or vehicles on the other side of the spandrels.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 5, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Pebble Road, 55 feet to the back of curb for Rainbow Boulevard, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on the APNs 176-15-801-012, 176-15-801-013, 176-15-801-023, and 176-15-801-024; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0178-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

13A

ASSESSOR PARCEL #(s): 176-15-801-012

PROPERTY ADDRESS/ CROSS STREETS: S Rainbow Blvd & W Torino Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 97 lot Single Family Subdivision
- Design Review, Waiver of Development Standards.

PROPERTY OWNER INFORMATION

NAME: Branon P Ward & James C Kidd-Ward
ADDRESS: 8815 S Rosanna Street
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Holden Development Company, LLC
ADDRESS: 10161 Park Run Drive, Suite 150
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: (702) 580-4700 CELL _____ EMAIL: danielholden@cox.net

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Branon Ward
Property Owner (Signature)*

Branon Ward
Property Owner (Print)

10-15-2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0739

ACCEPTED BY [Signature]
DATE 12/12/24

PC MEETING DATE 2/4/25

BCC MEETING DATE 2/5/25

TAB/CAC LOCATION Enterprise DATE 1/15/25



December 10, 2024

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

RE: *Justification Letter – Design Review and Waivers of Dev. Stds.*
(APN's: 176-15-801-012, 013, 023, 024, 034, & 035)

To Whom it May Concern,

On behalf of our client, we are respectfully requesting a Design Review and Waiver of Development Standards to address the proposed single-family detached development found on the northwest corner of Pebble Road and Rainbow Boulevard. The property is more particularly described as APNs: 176-15-801-012, 013, 023, 024, 034, & 035.

Our client is proposing to develop a single-family detached community consisting of 97 – 3,300 s.f. minimum residential lots on 12.90 acres at a density of 7.51 dwelling units per acre. All the proposed homes are two-story in height and will range in size from 2,255 square feet up to 2,590 square feet. The proposed houses will feature 2-car attached garages and full 2-car driveways and will meet all setback requirements for an RS3.3 development. This development will require a total of 214 parking spaces (2.2 p.s. per lot x 97 lots), by using the two garage parking spaces and the two-car driveway parking spaces along with some on-street parking (min of 4.0 p.s.), the site will provide 461 parking spaces which exceeds the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

Design Review

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

1. For a proposed detached single-family two-story home development. The proposed development includes interior private streets that are 43 feet in width, which includes 39 feet from back of curb to back of curb along with a 4-foot-wide sidewalk on one side of the street and will have 30-inch roll curb on each side. The street width will allow for parking on both sides of the private streets, and we are proposing two entrances onto Pebble Road. House plans will include three two-story homes ranging in size from 2,255 square feet up to 2,590 square feet. The homes will be a maximum of 25'-0" in height. Each house will include a two-car garage and a 20 foot long two-car driveway.
2. To allow an alternative design for the perimeter landscape as required by 30.04.01 which can be varied by an Alternative Landscape Design that is stamped by a Registered Landscape Architect. We feel the proposed design is innovative and will enhance the physical environment of the site.

Waiver of Development Standards

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

1. To reduce the required setback from a BCR to a driveway from 12'-0" as required by Uniform Standard Drawings No. 222 for a total of 9 of the 15 interior corner lots on the site. See the list below for details of the reduction for each lot:

Lot 17 – reduce to 7.78'

Lot 60 – reduce to 4.79'

Lot 65 – reduce to 3.50'

Lot 69 – reduce to 3.50'

Lot 74 - reduce to 8.85'

Lot 75 - reduce to 9.15'

Lot 80 - reduce to 1.50'

Lot 84 - reduce to 1.50'

Lot 89 - reduce to 11.57'

These 9 lots are internal to the subdivision and would have minimal conflicts daily since the speed limits for the interior streets are typically set at 15 miles per hour (the same as in a school zone). The two main entries off Pebble Road where vehicles are travelling at higher speeds have lots that provide the minimum 12' as required by USD #222. Therefore, we are requesting the reduction of this requirement on the above-mentioned lots to allow the development of the parcel as shown on the attached applications.

2. We are also requesting to reduce the required rear yard setback for lots 45 and 46 from 15' to 14' as required by 30.02.07: RS3.3 District Standards. These two lots are found within the development itself and do not border a perimeter lot line. Therefore, we feel this waiver could be granted since it affects only the internal lots and would incumbent upon the developer to sell these lots with the reduced setback restriction. This waiver would also only apply to the largest footprint house (60' depth) while if a shorter depth house was constructed on these two lots the waiver would not be needed, Our Client would just like to offer to the future homeowners the ability to place any of their floor plans on any lot.

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

Sincerely,



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

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500159-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL :

TENTATIVE MAP consisting of 97 lots and common lots on 12.80 acres in RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action)

RELATED INFORMATION:

APN:
176-15-801-012; 176-15-801-013; 176-15-801-023; 176-15-801-024; 176-15-801-034; and 176-15-801-035

LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.80
- Project Type: Single-family residential subdivision
- Number of Lots: 97
- Density (du/ac): 7.58
- Minimum/Maximum Lot Size (square feet): 3,323 / 5,045

The tentative map depicts 97 single family residential lots on a total of 12.80 gross acres with a density of 7.58 dwelling units per acre. All 97 lots face internally towards private streets within the proposed subdivision and access to the subdivision is provided via 2 streets from Pebble Road. Rosanna Street currently runs north to south and bisects the subject parcels; however, there is a companion vacation and abandonment application to vacate this street in order for the project to be one cohesive subdivision. The applicant is also proposing detached sidewalks along the north, east, and south property lines with the required street landscaping.

Prior Land Use Requests for 176-15-801-023, 176-15-801-024, 176-15-801-012, & 176-15-801-013

Application Number	Request	Action	Date
WS-0764-15	Related to APN 176-15-801-023 only; reduced the front setback for an existing accessory structure (gazebo)	Approved by PC	January 2016
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E zoning to R-E (RNP-I) zoning	Approved by BCC	October 2005

Prior Land Use Requests for APN 176-15-801-034

Application Number	Request	Action	Date
VS-0714-09	Vacated patent easements - expired	Approved by PC	January 2010
ZC-0603-09	Reclassified 7.5 acres from R-E zoning to C-2 zoning, and a design review for a proposed shopping center - the design review expired	Approved by BCC	November 2009

Prior Land Use Requests for APN 176-15-801-035

Application Number	Request	Action	Date
ET-400299-05 (ZC-1600-00)	Second extension of time to reclassify 2.2 acres from R-E zoning to C-2 zoning for a plant nursery and small equipment rental facility - expired	Approved by BCC	January 2006
ET-400301-03 (ZC-1600-00)	First extension of time to reclassify 2.2 acres from R-E zoning to C-2 zoning for a plant nursery and small equipment rental facility - expired	Approved by BCC	January 2004
ZC-1600-00	Reclassified 2.2 acres from R-E zoning to C-2 zoning for a plant nursery and small equipment rental facility - expired. Site is hard zoned.	Approved by BCC	December 2000

*Additional land use applications have been previously approved on the above mentioned subject parcels but are not related to this application.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS20 (NPO-RNP)	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Neighborhood Commercial	CG & CP	School, gas station with convenience store, & mini-warehouse facility
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 & RS20 (NPO-RNP)	Undeveloped & single-family residences

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

Related Applications

Application Number	Request
PA-24-700041	A plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0741	A zone change to reclassify the site from CG and RS20 to RS3.3 is a companion item on this agenda.
VS-24-0740	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
WS-24-0739	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds that the subdivision presents an orderly layout of lots and streets. Two access points are provided in compliance with Section 30.04.09. However, approval is contingent upon approval of the companion applications. Since staff is not supporting the waivers of development standards and the design review, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 5, 2025 at 9:00 a.m. unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;

- Full off-site improvements;
- Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Pebble Road, 55 feet to the back of curb for Rainbow Boulevard, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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 and reference POC Tracking #0178-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

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



Department of Comprehensive Planning Application Form

14A

ASSESSOR PARCEL #(s): 176-15-801-012

PROPERTY ADDRESS/ CROSS STREETS: S Rainbow Blvd & W Torino Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 97 lot Single Family Subdivision
- Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: Branon P Ward & James C Kidd-Ward
ADDRESS: 8815 S Rosanna Street
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Holden Development Company, LLC
ADDRESS: 10161 Park Run Drive, Suite 150
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: (702) 580-4700 CELL _____ EMAIL: danielholden@cox.net

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Branon Ward
Property Owner (Signature)*

Branon Ward
Property Owner (Print)

10-15-2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-15-801-013

PROPERTY ADDRESS/ CROSS STREETS: S Rainbow Blvd & W Torino Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 97 lot Single Family Subdivision
- Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: Dorsey E. May and Jacquelyn L. Lucas
ADDRESS: 8835 Rosanna Street
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702-279-7937 CELL _____ EMAIL: JackieLucas58@gmail.com

APPLICANT INFORMATION

NAME: Holden Development Company, LLC
ADDRESS: 10161 Park Run Drive, Suite 150
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: (702) 580-4700 CELL _____ EMAIL: danielholden@cox.net

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Authentic Sign
Jacquelyn Lucas
Property Owner (Signature)*

Jacquelyn Lucas
Property Owner (Print)

10/17/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-15-801-023

PROPERTY ADDRESS/ CROSS STREETS: S Rainbow Blvd & W Torino Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 97 lot Single Family Subdivision
- Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: Richard J Cothran
ADDRESS: 7050 W Pebble Road
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Holden Development Company, LLC
ADDRESS: 10161 Park Run Drive, Suite 150
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: (702) 580-4700 CELL _____ EMAIL: danielholden@cox.net

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Richard Cothran
Property Owner (Print)

10-10-24
Date

DEPARTMENT USE ONLY

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-15-801-024

PROPERTY ADDRESS/ CROSS STREETS: S Rainbow Blvd & W Torino Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 97 lot Single Family Subdivision
- Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: Myca Durocher
ADDRESS: 7030 W Pebble Road
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Holden Development Company, LLC
ADDRESS: 10161 Park Run Drive, Suite 150
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: (702) 580-4700 CELL _____ EMAIL: danielholden@cox.net

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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


Property Owner (Signature)*

Myca Durocher
Property Owner (Print)

10/16/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-15-801-034

PROPERTY ADDRESS/ CROSS STREETS: S Rainbow Blvd & W Torino Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 97 lot Single Family Subdivision
- Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: JGF Living Trust

ADDRESS: 1413 Castle Crest Dr

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Greystone Nevada, LLC

ADDRESS: 6385 South Rainbow Blvd. Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702.208.7812 CELL _____

EMAIL: parker.aleck@lennar.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702.458.2551 CELL _____

EMAIL: mbangen@wlbgroup.com

*Correspondent will receive all project communication

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

Joseph R. Lopez
Property Owner (Signature)*

Joseph G. Fabrizio
Property Owner (Print)

10-31-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-15-801-034

PROPERTY ADDRESS/ CROSS STREETS: S Rainbow Blvd & W Torino Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 97 lot Single Family Subdivision
- Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: Fabrizio Joseph G TRS

ADDRESS: 1413 Castle Crest Dr

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Greystone Nevada, LLC

ADDRESS: 6385 South Rainbow Blvd. Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89116

REF CONTACT ID # _____

TELEPHONE: 702.208.7812

CELL _____

EMAIL: perker.slack@jennar.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702.458.2551

CELL _____

EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Joseph G. Fabrizio
Property Owner (Signature)*

Joseph G. Fabrizio
Property Owner (Print)

10-31-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY _____
DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-15-801-035

PROPERTY ADDRESS/ CROSS STREETS: S Rainbow Blvd & W Torino Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 97 lot Single Family Subdivision
- Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: Gweda Holding Limited Partnership
ADDRESS: 1413 Castle Crest Dr
CITY: Las Vegas STATE: NV ZIP CODE: 89117
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Greystone Nevada, LLC
ADDRESS: 6385 South Rainbow Blvd, Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702.208.7812 CELL _____ EMAIL: perker.sieck@lonner.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbengan@wlbgroup.com

*Correspondent will receive all project communication

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

Joseph B. Tata
Property Owner (Signature)*

Joseph G. Fabrizio
Property Owner (Print)

10-31-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-15-801-035

PROPERTY ADDRESS/ CROSS STREETS: S Rainbow Blvd & W Torino Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

**To construct a 97 lot Single Family Subdivision
- Master Plan Amendment**

PROPERTY OWNER INFORMATION

NAME: Stugots LLC
 ADDRESS: 1413 Castle Crest Dr
 CITY: Las Vegas STATE: NV ZIP CODE: 89117
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Greystone Nevada, LLC
 ADDRESS: 6385 South Rainbow Blvd, Suite 300
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702.208.7812 CELL _____ EMAIL: parker.steak@tenner.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
 ADDRESS: 3663 E Sunset Road, Suite 204
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbengem@wlbgroup.com

*Correspondent will receive all project communication

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

Joseph G. Tabe
 Property Owner (Signature)*

Joseph G. Tabe
 Property Owner (Print)

10-31-24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____
 PC MEETING DATE _____
 BCC MEETING DATE _____
 TAB/CAC LOCATION _____

ACCEPTED BY _____
 DATE _____

DATE _____



December 10, 2024

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

RE: *Justification Letter – Master Plan Amendment*
(APN's: 176-15-801-012, 013, 023, 024, 034, & 035)

To Whom it May Concern,

On behalf of our client, we are respectfully requesting a Master Plan Amendment to address the proposed single-family detached development located on the northwest corner of Rainbow Boulevard and Pebble Road. The property is more particularly described as APNs: 176-15-801-012, 013, 023, 024, 034, & 035. Our client is requesting a Plan Amendment from CM (Corridor Mixed-Use) and RN (Ranch Estates Neighborhood) to MN (Mid-Intensity Suburban Neighborhood). We are also requesting to rezone the parcels from CG (Commercial General) and RS20 (Residential Single Family 20) to RS3.3 (Residential Single Family 3.3) by a separate application.

Master Plan Amendment

The Enterprise Land Use Plan designation for this Site is CM (Corridor Mixed-Use) and RN (Ranch Estate Neighborhood). Our client is seeking a Plan Amendment to MN (Mid-Intensity Suburban Neighborhood) along with a Zone Change to RS3.3 (by separate application). This request satisfies the criteria for a Master Plan Amendment with the Goals and Policies as set forth required by Title 30 as follows:

Goal 1.1:

Policy 1.1.1 Mix of Housing Types

The proposed development will encourage the provision of diverse housing types at varied densities and in numerous locations. This development fulfills an opportunity to expand “middle” housing options that are less prevalent in parts of Clark County. This area of town is predominantly an island of large lots, this proposed development will help to solidify the eastern edge of the large lot island in this area.

Policy 1.1.2 Housing Access

The proposed development is concentrating higher-density housing along the main transit corridors and major employment centers and will help to fill in the infrastructure and other services in the area that are so desperately needed in this area.



Goal 1.3:

Policy 1.3.1 Neighborhood Identity

The proposed development encourages the integration of varied housing models, architectural styles, streetscapes, common landscaped areas and other character-defining features that contribute to a distinct neighborhood identity.

Policy 1.3.2 Mix of Housing Options within Neighborhoods

The proposed development encourages a mix of housing options for the area in a whole, by bringing into the area differing housing and lot size options for the future homeowners in this overall area.

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

Sincerely,

A blue ink handwritten signature, appearing to read "Mark Bangan", with a long horizontal flourish extending to the right.

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

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0728-STONE LAND HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce front setbacks.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.16 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:

176-14-401-015

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setbacks to 10 feet where 30 feet is required per Section 30.02.05 (a 66% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.16
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 6
- Density (du/ac): 2.8
- Minimum/Maximum Lot Size (square feet): 11,307 to 13,755 (net)/11,732 to 15,711 (gross)
- Number of Stories: 1
- Building Height (feet): 17/18/19
- Square Feet: 2,593/3,028/3,880

History & Site Plan

The parcel was proposed to be reclassified to R-1 (RS5.2) in February 2024; however, the request was approved by the Board of County Commissioners for a reduced R-D (RS10) Zone. The applicant did not propose a map at that time. Now the applicant is proposing a Tentative Map and a Design Review for a single-family residential subdivision.

The plan depicts a 6 lot single-family residential subdivision on the subject site. All lots will be accessible from a 39-foot-wide private street with a cul-de-sac bulb. Access to the subdivision is from Pebble Road. The proposed lots range from a minimum of 11,307 square feet to a maximum of 13,755 square feet. The average lot size is 12,032 square feet. The proposed residences are set back 10 feet (living space) and 20 feet for the garage door from the front property line.

Landscaping

A 5-foot-wide detached sidewalk is depicted on Pebble Road with 5-foot-wide landscape areas on each side of the sidewalk consisting of trees per Code. A proposed 6-foot CMU wall is located along the side property lines of the future residential lots that abut Pebble Road.

Elevations

The proposed plans depict 3 residential models which are all single-story with a range of overall heights between 17 feet and 19 feet. Exterior materials include, painted stucco, and stone accents. Elevation styles include Tuscan, Craftsman, and Prairie and Mid-Century. Architectural elements are provided on all elevations of the homes which include covered entry, porch and patio covers, and varying roof lines.

Floor Plans

The proposed homes range in size from 2,593 square feet to 3,880 square feet. Floor plans include 2 to 3 car garages, options for additional bedrooms, multi-gen living space, single vehicle garage, and patio.

Applicant's Justification

The applicant indicates that the required 30-foot front setback would result in practical difficulties for the development and not be conducive to recess garage doors behind the front living space. Current consumer demands are for a large rear yard and smaller front yard. Forward living is a well-accepted design in single-family development. The request for a reduction does not provide substantial detriment to the public as front setbacks front onto a private street.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700026	Redesignate the land use category from RN (Ranch Estate Neighborhood) to LN zoning (Low Intensity Suburban Neighborhood)	Approved by BCC	February 2024
ZC-23-0565	Reclassified to R-D zone with design review for a single-family residential subdivision	Approved by BCC	February 2024
VS-23-0566	Vacated and abandoned easements	Approved by BCC	February 2024
VS-0631-17	Vacated and abandoned easements of interest	Approved by BCC	November 2017
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning for this site and the surrounding area	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Corridor Mixed-Use	RS3.3	Single-family residential
West	Neighborhood Commercial	CG	Mini-warehouse facility

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

Related Applications

Application Number	Request
TM-24-500156	A tentative map for 6 single-family residential lots 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

Waiver 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.

Staff finds the proposed front setback reduction will provide additional rear setback to mitigate any potential issues between the proposed development and the existing residential properties to the east. Additionally, the requests are not anticipated to have any negative impacts on the surrounding developments as the lots will all front a private right-of-way. Also, the projects meets the residential adjacency standards which requires developments to comply with the side or rear zoning district setbacks of the adjacent RNP-NPO lot along any shared lot lines. Therefore, staff can support this request.

Design Review

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

The proposed residential development meets the prior conditions set forth in the zone change, which required single-story residences, reduced the proposed number of lots to 6, and the residences include 4 sided architecture. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Expunge design review portion of ZC-23-0565;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

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 and reference POC Tracking #0303-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICK BARRON

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

15A

ASSESSOR PARCEL #(s): 176-14-401-015

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Inspiration Road

DETAILED SUMMARY PROJECT DESCRIPTION

6 lot residential subdivision

PROPERTY OWNER INFORMATION

NAME: Stone Land Holdings, LLC c/o Rick Barron

ADDRESS: 801 S. Rancho Drive Suite E-4

CITY: Las Vegas STATE: NV ZIP CODE: 89106

TELEPHONE: 702.671.6000 CELL 702.498.8471 EMAIL: LandFP@signaturehomes.com

APPLICANT INFORMATION (must match online record)

NAME: Stone Land Holdings, LLC c/o Rick Barron

ADDRESS: 801 S. Rancho Drive Suite E-4

CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 290392

TELEPHONE: 702.671.6000 CELL 702.498.8471 EMAIL: LandFP@signaturehomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Actus Holdings LLC c/o Darryl Lattimore

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # 166380

TELEPHONE: 702.586-9296 CELL 702.403.4174 EMAIL: darryl.lattimore@actus-nv.com

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

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

DocuSigned by:
Rick Barron
Property Owner (Signature)*

Rick Barron, Authorized Signer
Property Owner (Print)

12/10/2024
Date

DEPARTMENT USE ONLY

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

APPLICATION # (S) WS-24-0728
HEARING DATE 2/4/2025
B/C MEETING DATE _____
TAB/CAC LOCATION ENTERPRISE DATE 1/15/2025

ACCEPTED BY LUN
DATE 12/10/2024
FEE \$ _____

November 12, 2024



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Pebble and Inspiration
in support of a Design Review and Waiver of Standards
APN: 176-14-401-015**

Dear Staff,

On behalf of our client, Stone Land Holdings LLC, we are requesting review and approval of a Design Review and Waiver of Standards for subject property. Pebble and Inspiration will consist of six (6) single family detached residential lots with no common elements encompassing the entire 2.16 acre site for a density of 2.8 residential lots per acre. A summation of the requests is stated below and are presented in detail after the summation.

Summary of Requests:

- Design Review: Single-Family Detached Residential Community
- Waiver of Standards: Reduce the front setback from the required 30' (30.02.05) to 20' to the garage face and 10' to the primary structure for 50% of the primary structure where 28' to the primary structure for 50% of the primary structure is allowed (30.02.25.D.3.ii.b).

Project Description

The project consists entirely of 2.16 acres on APN: **176-14-401-015** and is generally north of the intersection of Pebble Road and Inspiration Drive. The project site is generally located in a portion the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 14, Township 22 South, Range 60 East, MDB&M, Nevada commonly known as APN: 176-014-401-015.

The project site is currently zoned Residential Estates (RS10) and has a land use designation of Low-Intensity Suburban (LN). The project site is bounded to the north and east by existing residential projects with a zoning classification of RS20 (Ranch Single Family 20) with a land use designation of Ranch Estate Neighborhood – 2 dwelling units; to the west by an existing commercial development with

a zoning classification of Neighborhood Commercial (NC) with a land using designation of Commercial General (CG); and to the south across Pebble Road by an existing residential project with a zoning classification of RS3.3 with a land using designation of Corridor Mixed-Use (CM).

Design Review

The developer is requesting a design review accompanying the request for a tentative map in conjunction with the proposed project site. Pebble and Inspiration will consist of six (6) single family detached residential lots with no common elements encompassing the entire 2.16 acre site for a density of 2.8 residential lots per acre. Said density will not exceed the maximum density of 5 units per acre allowed within the Low-Intensity Suburban Neighborhood land use designation.

Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties. The site meets the requirements of Residential Adjacency. The project site will utilize a 39-foot private street (39-foot wide with modified roll curb). Pebble and Inspiration will have one access point to Pebble Road. The net lot size within the project range in size from 11,307 square feet to 13,755 square feet with an average net lot size of 12,032 square feet. The developer is proposing single story homes for this community as required by the approved zone change entitlement (ZC-23-0565) approved by the Clark County Board of County Commissioners on February 7, 2024. In addition, the BCC approved the intersection offset of the current site plan as evidenced in the attached meeting minutes.

The applicant will be providing three different one-story floor plans with base livable square footage of 2,593 square feet, 3,028 square feet and 3,880 square feet for the proposed six lot community. The applicant will offer the following elevation styles:

- Plan 2593: Tuscan
- Plan 3028: Craftsman
- Plan 3880: Prairie and Mid-Century

The maximum height of the buildings is approximately 18 feet 9 ¼ inches from concrete slab to top of roof (see provided *Elevations*), well below the 35-foot maximum height allowed in *Title 30.02.05* for RS10 zoning. The elevation materials consist of stucco finished walls with varying elements such as window articulation, concrete tile roofs, and decorative stone veneer accents on all elevations.

The proposed setbacks will comply with Clark County Title 30 with respect to RS10 zoning barring the Waiver of Standards request for Front Setbacks:

- Front Setback (garage): 20 feet (See Waiver of Standards Request)
- Front Setback (living): 10 feet (for 50% of structure) 20 feet
(See Waiver of Standards Request)
- Side Setback: 10 feet
- Corner Setback: 15 feet
- Rear Setback: 25 feet

The applicant will be providing the necessary perimeter landscape buffering from Pebble Road by establishing landscape easements in Lots 1 and 6 (please see provided *Site Plan*). Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties.

Waiver of Standards

The applicant is applying for waiver of standards:

1. Reduce the front setback the required 30 feet (30.02.04) to 20 feet to the garage face and 10 feet to the primary structure for 50% of the primary structure where 28' to the primary structure for 50% of the primary structure is allowed (30.02.D.3.ii.b).

Justification: The current zoning for front yard setback requirement of 430 feet would result in practical difficulties for this development and not be conducive to recess garage doors behind living. Current consumer demands are for a large rear yard and smaller front yards. Forward living is a well-accepted design in Single-Family Development. The request for a reduction can be granted without substantial detriment to the public as front setbacks open to an onsite, private street. The front elevations are enhanced with multiple decorative features (stone veneer, pop-outs, and recessed entries). In addition, the applicant will be providing driveways with pavers in lieu of typical concrete driveways to help enhance the street scene.

Conclusion

The proposed development will not adversely affect the surrounding property. Development of this infill parcel is compatible and harmonious with adjacent uses as there is an existing single family residential community encompassing the project site. We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Darryl C. Lattimore, PE
President

02/04/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500156-STONE LAND HOLDINGS, LLC:

TENTATIVE MAP consisting of 6 single-family residential lots on 2.16 acres in an RS10 (Residential Single-Family 10) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:
176-14-401-015

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.16
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 6
- Density (du/ac): 2.8
- Minimum/Maximum Lot Size (square feet): 11,307 to 13,755 (net)/11,732 to 15,711 (gross)

The plan depicts a 6 lot single-family residential subdivision on the subject site. All lots will be accessible from a 39 foot wide private street with a cul-de-sac bulb. Access to the subdivision is to Pebble Road. The proposed lots range from a minimum of 11,307 square feet to a maximum of 13,755 square feet. The average lot size is 12,032 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700026	A plan amendment to redesignate the land use category from RN to LN zoning	Approved by BCC	February 2024
ZC-23-0565	Reclassified to R-D zone with design review for a single-family residential subdivision	Approved by BCC	February 2024
VS-23-0566	Vacate and abandon easements	Approved by BCC	February 2024
VS-0631-17	Vacated and abandoned easements of interest	Approved by BCC	November 2017

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 for this site and the surrounding area	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Corridor Mixed-Use	RS3.3	Single-family residential
West	Neighborhood Commercial	CG	Mini-warehouse facility

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

Related Applications

Application Number	Request
WS-24-0728	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

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

- Drainage study and compliance;
- Full off-site improvements.

Building Department - Addressing

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

Fire Prevention Bureau

- 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 and reference POC Tracking #0303-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICK BARRON

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

16A

ASSESSOR PARCEL #(s): 176-14-401-015

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Inspiration Road

DETAILED SUMMARY PROJECT DESCRIPTION

6 lot residential subdivision

PROPERTY OWNER INFORMATION

NAME: Stone Land Holdings, LLC c/o Rick Barron
ADDRESS: 801 S. Rancho Drive Suite E-4
CITY: Las Vegas STATE: NV ZIP CODE: 89106
TELEPHONE: 702.671.6000 CELL 702.498.8471 EMAIL: LandFP@signaturehomes.com

APPLICANT INFORMATION (must match online record)

NAME: Stone Land Holdings, LLC c/o Rick Barron
ADDRESS: 801 S. Rancho Drive Suite E-4
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 290392
TELEPHONE: 702.671.6000 CELL 702.498.8471 EMAIL: LandFP@signaturehomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Actus Holdings LLC c/o Darryl Lattimore
ADDRESS: 3283 E. Warm Springs Road Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # 166380
TELEPHONE: 702.586-9296 CELL 702.403.4174 EMAIL: darryl.lattimore@actus-nv.com

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

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

DocuSigned by
Rick Barron Rick Barron, Authorized Signer 12/10/2024
Property Owner (Signature)* Property Owner (Print) Date

- DEPARTMENT USE ONLY
- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|--|------------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AK | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> LIC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> LR | <input type="checkbox"/> PUL | <input type="checkbox"/> SDR | <input checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (S) TM-24-500156 ACCEPTED BY LMN
PC MEETING DATE 2/4/2025 DATE 12/10/2024
BC MEETING DATE _____ FEES \$750
TAB/CAJ LOCATION 1/15/2025 ENTERPRISE

December 9, 2024



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Pebble and Inspiration
Tentative Map Hold Letter
APN: 176-14-401-015**

Dear Staff,

On behalf of our client, Stone Land Holdings LLC, we are requesting review and approval of a Tentative Map for subject property.

The project consists entirely of 2.16 acres on APN: **176-14-401-015** and is generally north of the intersection of Pebble Road and Inspiration Drive.

We respectfully request the Tentative Map be heard concurrently with the remaining project entitlement application requests (Design Review and Waiver of Standards) for the subject project at the pending Clark County Planning Commission hearing. It is our understanding that Nevada Revised Statutes requires Tentative Maps to be heard by an approving entity within 45 days. Stone Land Holdings LLC would like the land entitlement applications for the project to be processed and heard concurrently since said applications are companion items.

Thank you for your assistance in this matter. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

Darryl C. Lattimore, PE
President

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0732-PLACEK, PAUL C.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; 2) reduce setbacks; 3) modify Neighborhood Protection (RNP) Overlay standards; and 4) modify residential adjacency standards for an accessory structure and an addition in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the northwest side of Habersham Court, 200 feet north of Great Gable Drive within Enterprise. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:
177-33-510-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation between a proposed accessory structure and a principal dwelling to 4 feet where a minimum of 6 feet is required per Section 30.02.04 (a 33% reduction).
2. a. Reduce the rear setback for an addition to a principal dwelling to 6 feet where a minimum of 30 feet is required per Section 30.02.04 (an 80% reduction).
b. Reduce the side setback for an addition to a principal dwelling to 5 feet where a minimum of 10 feet is required per Section 30.02.04 (a 50% reduction).
3. Allow the rear and side setbacks for an addition to a principal dwelling to not be in accordance with the RS20 district where required per Section 30.02.26F.
4. Allow the rear and side setbacks for an addition to a principal dwelling to not comply with the RS20 district of the adjacent NPO-RNP per Section 30.04.06G.

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

BACKGROUND:

Project Description

General Summary

- Site Address: 10615 Habersham Court
- Site Acreage: 0.52
- Project Type: Addition & accessory structure (detached garage)
- Number of Stories: 1 (house and addition)/2 (detached garage)
- Building Height (feet): 18 feet, 2 inches (house)/15 feet (addition)/23 feet, 6 inches (detached garage)
- Square Footage (feet): 4,629 (house)/1,684 (addition)/1,631 (detached garage)

Site Plan

The plan shows an existing single-family residence with access to the private Habersham Court on the east-southeast side of the lot. A proposed addition to the southwest corner of the house is set back 5 feet from the side property line and 6 feet from the rear property line. The addition is L-shaped and will flank the south and southwest sides of the existing pool. A proposed detached garage is shown on the north side of the house, 4 feet from the house at its closest point for a very small portion of the structure. The remainder of the detached garage complies with the minimum 6 foot separation.

Landscape Plan

No landscaping is proposed or required with this application.

Elevations

The elevations show the addition is lower than the existing house, approximately 15 feet in height. Windows are shown on all sides of the addition, except the northwest side (rear). French doors are shown on the southeast side facing Habersham Court and on the north-northeast side facing the pool

The detached garage is 23 feet, 6 inches at its highest point. The southeast (front) elevation shows an overhead garage door with a pitched roof and a second story that is recessed several feet. The second story has 4 windows. The northwest (rear) elevation, which faces the backyard, has windows and French doors. No penetrations are shown on either side of the detached garage.

The addition and detached garage will have colors and materials that are compatible with the existing residence.

Floor Plans

The 1,684 square foot addition shows 2 bedrooms, game room, bathroom, hallway, and reading nook. Access to the addition is from the southwest corner of the house. The bedrooms, bathroom, and game room have access from the interior of the addition and from the back yard through a series of French doors.

The 1,631 square foot detached garage has 2 floors with an open floor plan. Access to the second story is from a staircase in the back portion of the garage.

Applicant's Justification

The applicant did not provide justification for the requested waivers.

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)	RS20 (NPO-RNP)	Single-family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The requested waiver to reduce the separation between the house and the proposed detached garage is minimal since the area of the reduction is only a few feet with the remainder of the 49 foot long structure meeting the minimum required separation. Due to the minor nature of the request, staff can support this request.

Waivers of Development Standards #2, #3, and #4

Staff finds that the requested reduction in the side and rear setbacks for the proposed addition are excessive. The purpose of larger setbacks in the RS20 district is to enhance the community by providing large lots with ample space between structures and property lines. Staff is unaware of any reason why the required setbacks cannot be met. Since this is a self-imposed hardship and there is no justification for the reduction, staff cannot support these requests.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PAUL PLACEK

CONTACT: ADRIAN PLATA, P.O. BOX 401296, LAS VEGAS, NV 89140

DRAFT



Wednesday, December 4, 2024

Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

RE: Justification Letter for a Waiver of Development Standards For New Detached Garage and Rear Addition Located at: 10615 Habersham Ct Las Vegas, NV 89183
APN: 177-33-510-019
Zoned: RS20

Presented are plans that include a Site Plan, Floor Plans, Exterior Elevations, and 3D Conceptual Views for a detached garage with a mezzanine and a rear addition.

The detached garage includes a mezzanine floor design. This garage meets the side yard accessory setback. We are requesting a waiver to allow a 4' separation between the single family residence and the proposed garage where a 6' separation is required per Section 30.02.

The attached rear addition included two bedrooms, one bathroom, a game room and a reading nook. We are requesting a waiver to allow an intrusion on the rear and side setbacks for this addition. The rear setback for the proposed addition is between 6' and 11' where 30' is required for the principal structure per Section 30.02. The side setback for the proposed addition is 5' where 10' is required for the principal structure per Section 30.02.

We are respectfully requesting an Administrative Minor Deviation for the detached garage separation to the main SFR and rear and side setback reductions for the proposed addition.

If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,

Adrian A. Plata, Residential Designer #408-RD
Phone: 702.931.9227
Email: adrian@platadesign.com

PLANNING

WS-24-0732

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0707-ORLYO, LLC ETAL & D & J FAMILY TRUST:

ZONE CHANGE to reclassify 9.13 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise (description on file). JJ/mc (For possible action)

RELATED INFORMATION:

APN:

177-19-702-003 ptn; 177-19-703-002 through 177-19-703-004; 177-19-703-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.13
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that a zone change to Residential Single-Family 5.2 is requested in order to allow the development of the proposed site as a single-family residential development. According to the applicant, the proposed development of a 44 lot single-family subdivision is in conformance with the planned land use of Low-Intensity Suburban Neighborhood of the subject parcels. The Master Plan designation of the surrounding properties is also Low-Intensity Suburban Neighborhood, as well as Residential Single-Family 20. The applicant states that to the north and south are undeveloped parcels with a Master Plan designation of LN. Also, east of the subject site the parcels are designated RN in the Master Plan, and west of the site are parcels designated MN in the Master Plan.

Prior Land Use Requests APN 177-19-703-004

Application Number	Request	Action	Date
ZC-1505-05	Reclassified from R-E to C-P zoning for an office building	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20 (AE-60)	Undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20, RS5.2, & RS3.3	Undeveloped approved for an 87 lot single-family subdivision
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP) (NPO)	Single-family residential
West	Business Employment	RS20 (AE-60)	Single-family residential & undeveloped

This site and the surrounding area are within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-24-0708	A waiver of development standards for increased fill and design review for a 44 lot single-family subdivision is a companion item on this agenda.
VS-24-0709	A vacation and abandonment of portions of right-of-way and patent easements being Meranto Avenue, Serene Avenue, and Valley View Boulevard is a companion item on this agenda.
TM-24-500152	A tentative map for a 44 lot single-family subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. An 87 lot subdivision zoned RS5.2 (Residential Single-Family 5.2) was approved south of the subject site in December 2022. A number of subdivisions zoned RS3.3 (Residential Single-Family 3.3) have also been approved in the surrounding area. The subject request for RS5.2 zoning is compatible with these recent approvals for single-family subdivisions in the area. The proposed development does comply with Goal 1.1 of the Master Plan, which is to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 of the Master Plan, which encourages a mix of housing options, product types, and unit sizes. For these reasons, staff finds the request for the RS5.2 (Residential Single-Family 5.2) Zone is 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.

APN 177-19-702-003 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APNs 177-19-702-003 and 177-19-703-013; deed restriction modification required for parcel 177-19-702-003; parcel 177-19-703-013 is eligible for a deed restriction modification, but one is not required for this project.
- 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 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 and reference POC Tracking #0393-2024 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 OF NEVADA, INC.
CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV
89120

DRAFT



Department of Comprehensive Planning Application Form

18A

ASSESSOR PARCEL #(s): 177-19-703-002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Zone Change

PROPERTY OWNER INFORMATION

NAME: ORLYO LLC ETAL
ADDRESS: 5528 S Fort Apache Road
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION


NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbanqani@wlbgroup.com

*Correspondent will receive all project communication

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



Property Owner (Signature)*

Oren Shaharabani

Property Owner (Print)

09/10/2024

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 20-24-0707
PC MEETING DATE _____
BCC MEETING DATE 2/5/24
TAB/CAC LOCATION enterprise

ACCEPTED BY 
DATE 12/3/24

DATE 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-003

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Zone Change

PROPERTY OWNER INFORMATION

NAME: SDIP PRE-DEV Holdings LLC
 ADDRESS: 9345 W Sunset Road, Suite 101
 CITY: Las Vegas STATE: NV ZIP CODE: 89148
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
 ADDRESS: 770 East Warm Springs, Suite 240
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
 ADDRESS: 3663 E Sunset Road, Suite 204
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wbgroup.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

BILL LEHWART
Property Owner (Print)

9-11-24
Date

DEPARTMENT USE ONLY

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

APPLICATION # (s) ZC-24-0707

ACCEPTED BY [Signature]

PC MEETING DATE 2/5/25

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION Enterprise

DATE 1/15/25

81,200



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Zone Change

PROPERTY OWNER INFORMATION

NAME: Ober David TRS
 ADDRESS: 5528 S Fort Apache Road
 CITY: Las Vegas STATE: NV ZIP CODE: 89148
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
 ADDRESS: 770 East Warm Springs, Suite 240
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pirley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
 ADDRESS: 3663 E Sunset Road, Suite 204
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

David Bolen
Property Owner (Signature)*

David B. Ober
Property Owner (Print)

9/10/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 20-24-0707
 PC MEETING DATE _____
 BCC MEETING DATE 2/5/25
 TAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]
 DATE _____
\$1,200

DATE 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Zone Change

PROPERTY OWNER INFORMATION

NAME: D & J Family Trust

ADDRESS: 5528 S Fort Apache Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702.240.5605

CELL _____

EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702.458.2551

CELL _____

EMAIL: mbangen@wlbgroup.com

*Correspondent will receive all project communication

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

And Boh
Property Owner (Signature)* Trustee

David B. Ube
Property Owner (Print)

9/10/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 2C-24-0707

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE _____

BCC MEETING DATE 2/5/25

TAB/CAC LOCATION Enterprise

DATE 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-702-003 (A portion of)

PROPERTY ADDRESS/ CROSS STREETS: W Serene Avenue & S Valley View Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Zone Change

PROPERTY OWNER INFORMATION

NAME: KRLJ 3 LLC
ADDRESS: 1700 S Pavilion Center Drive, Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

[Signature] Lawrence D. Cararelli 9.12.24
Property Owner (Signature)* Property Owner (Print) Date

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

APPLICATION # (s) 2C-24-0707 ACCEPTED BY: [Signature]
PC MEETING DATE _____ DATE _____
BCC MEETING DATE 2/5/25 \$1,200
TAB/CAC LOCATION Enterprise DATE 1/15/25

October 24, 2024

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

**RE: Justification Letter – Zone Change
(APN's: 177-19-703-002, 003, 004, 013 & A Portion of 177-19-702-003)**

To Whom it May Concern,

On behalf of our client Richmond American Homes, we are respectfully requesting a Zone Change to address the proposed single-family detached development located at the Southwest corner of Serene Avenue and Valley View Boulevard. The property is more particularly described as APNs: 177-19-703-002, 003, 004, 013 & a portion of 177-19-702-003. We are requesting a Zone Change from RS20 (Residential Single Family 20) and CP (Commercial Professional) to RS5.2 (Residential Single Family 5.2) to allow the development of the proposed site.

Zone Change

The Enterprise Land Use Plan designates these parcels as LN (Low-Intensity Suburban Neighborhood (up to 5 du/ac)) of which our proposed development is in conformance with. Our client is specifically requesting to change the existing zoning of the parcels from RS20 (Residential Single Family 20) and CP (Commercial Professional) to RS5.2 (Residential Single Family 5.2) to allow the development of the proposed site. To the north the parcels are undeveloped and master planned LN with a zoning designation of RS20, to the east the parcels are master planned RE with a zoning designation of RS20, to the south the parcels are master planned LN with a zoning designation of RS5.2 and RS20 and to the west is master planned MN with a zoning designation of RS20.

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

Sincerely,



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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0709-ORLYO, LLC ET AL & D & J FAMILY TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Arville Street, and between Serene Avenue and Meranto Avenue (alignment) and a portion of right-of-way being Serene Avenue located between Valley View Boulevard and Arville Street, a portion of right-of-way being Meranto Avenue (alignment) located between Valley View Boulevard and Arville Street, and a portion of right-of-way being Valley View Boulevard located between Meranto Avenue (alignment) and Serene Avenue within Enterprise (description on file). JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-702-003; 177-19-703-002 through 177-19-703-004; 177-19-703-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon government patent easements located on parcels 177-19-703-002, 177-19-703-003, and 177-19-703-004. Furthermore, this request is to also vacate portions of rights-of-way being Meranto Avenue, Valley View Boulevard, and Serene Avenue to accommodate detached sidewalks. The patent easements are no longer required due to the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1505-05	Reclassified 177-19-703-004 from R-E to C-P zoning for an office building - expired	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20, RS5.2, & RS3.3	Recently approved single-family residential subdivision

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO RNP)	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (AE-60)	Recently approved single-family residential subdivision

Related Applications

Application Number	Request
ZC-24-0707	A zone change from CP and RS20 zoning to RS5.2 zoning is a companion item on this agenda.
WS-24-0708	A waiver of development standards to reduce landscaping and a design review for a single-family subdivision is a companion item on this agenda.
TM-24-500152	A tentative map for a 44 lot single-family subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Meranto 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

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



Department of Comprehensive Planning Application Form

19A

ASSESSOR PARCEL #(s): 177-19-703-004

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Vacation of Patent Easements

PROPERTY OWNER INFORMATION

NAME: William Don Bacon
ADDRESS: 4345 W Tompkins
CITY: Las Vegas STATE: NV ZIP CODE: 89103
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdcn.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

William Bacon
Property Owner (Print)

9-13-24
Date

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> AUB	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SI	<input type="checkbox"/> TC	<input checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AV	<input type="checkbox"/> DR	<input type="checkbox"/> PUB	<input type="checkbox"/> SR	<input type="checkbox"/> TM	<input type="checkbox"/> WL	<input type="checkbox"/> OTHER

APPROVED BY: V5-24-0709 ACCEPTED BY: [Signature]
 RECEIVED DATE: 2/5/25 DATE: 12/13/24
 PROJECT NAME: enterprise DATE: 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-003

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Vacation of Patent Easements.

PROPERTY OWNER INFORMATION

NAME: SDIP PRE-DEV Holdings LLC
ADDRESS: 9345 W Sunset Road, Suite 101
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

BAA
Property Owner (Signature)*

BILL LEMHART
Property Owner (Print)

9-11-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 15-24-0809

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 12/3/24

BCC MEETING DATE 2/5/25

TAB/CAC LOCATION enterprise

DATE 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Vacation of Patent Easements

PROPERTY OWNER INFORMATION

NAME: Ober David TRS
ADDRESS: 5528 S Fort Apache Road
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdcn.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

David B. Ober
Property Owner (Signature)*

David B. Ober
Property Owner (Print)

9/10/24
Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN JC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) 15-24-0709

ACCEPTED BY [Signature]
DATE 12/3/24

PC MEETING DATE 2/5/25

BCC MEETING DATE 2/5/25

TAB/CAC LOCATION Enterprise DATE 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Vacation of Patent Easements.

PROPERTY OWNER INFORMATION

NAME: D & J Family Trust
ADDRESS: 5528 S Fort Apache Road
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

David B. Ober
Property Owner (Signature)* Trustee

David B. Ober
Property Owner (Print)

9/10/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) V5-24-0709

ACCEPTED BY [Signature]
DATE 12/3/24

PC MEETING DATE _____
BCC MEETING DATE 2/5/25

TAB/CAC LOCATION Enterprise DATE 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Vacation of Patent Easements

PROPERTY OWNER INFORMATION

NAME: ORLYO LLC ETAL
 ADDRESS: 5528 S Fort Apache Road
 CITY: Las Vegas STATE: NV ZIP CODE: 89148
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
 ADDRESS: 770 East Warm Springs, Suite 240
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
 ADDRESS: 3663 E Sunset Road, Suite 204
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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



 Property Owner (Signature)*

Oren Shaharabani

 Property Owner (Print)

09/10/2024

 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 15-24-0709

ACCEPTED BY 

PC MEETING DATE _____

DATE 12/3/24

BCC MEETING DATE 2/5/25

LAB/CAC LOCATION ENTRANCE

DATE 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-702-003 (A portion of)

PROPERTY ADDRESS/ CROSS STREETS: W Serene Avenue & S Valley View Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Vacation of Patent Easements.

PROPERTY OWNER INFORMATION

NAME: KRLJ 3 LLC
ADDRESS: 1700 S Pavilion Center Drive, Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

Lawrence D. Canardli
Property Owner (Print)

7-12-24
Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) 115-24-0709

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 12/3/24

BCC MEETING DATE 2/5/25

FAB/CAC LOCATION entrance

DATE 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-013

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Vacation of Patent Easements.

PROPERTY OWNER INFORMATION

NAME: Roohani Khusrow Family Trust
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wibgroup.com

*Correspondent will receive all project communication

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

[Signature] Property Owner (Signature)* Roohani Khusrow Property Owner (Print) 9-11-24 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 15-24-0709 ACCEPTED BY [Signature]
PC MEETING DATE _____ DATE 12/3/24
BCC MEETING DATE 2/5/25
TAB/CAC LOCATION Enterprise DATE 1/15/25



October 24, 2024

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

**RE: Vacation - Justification Letter
(APN's: 177-19-703-002, 003, 004, 013 & A Portion of 177-19-702-003)**

To Whom it May Concern,

On behalf of our client Richmond American Homes, we are respectfully requesting to vacate right-of-way and patent easements that are no longer required due to the proposed single-family development that is a companion item to this vacation.

Vacation of Right-of-way

We are respectfully requesting to vacate the northerly 5' of the dedicated 30' right of way (OR:20090326:00443) of Meranto Avenue on APN 177-19-703-013. On the same APN, we are requesting to vacate the westerly 5' of the 50' right-of-way (OR:20030129:01173) for Valley View Boulevard. The final request is to vacate the southerly 5' of a 40' right-of-way (OR:20090326:00443) for Serene Avenue along with the associated spandrel at the intersection of Serene and Valley View located on APN's 177-19-703-013 & a portion of 177-19-702-003.

Vacation of Patent Easements

We are respectfully requesting to vacate patent easements located on APN's 177-19-703-002 (Patent #1221855, OR:391:315856 dated 10/08/1962), 177-19-703-003 (Patent #1219479, OR:313:253578 dated 08/17/1961), and 177-19-703-004 (Patent #1218782, OR:803:645325 dated for 06/19/1967).

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

Sincerely,

A blue ink handwritten signature of Mark Bangan.

Mark Bangan
Director of Nevada Operations

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0708-ORLYO, LLC, ET AL & D & J FAMILY TRUST:

WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.

DESIGN REVIEW for a single-family residential subdivision on 9.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-702-003; 177-19-703-002 through 177-19-703-004; 177-19-703-013

WAIVER OF DEVELOPMENT STANDARDS:

Reduce street landscaping along Meranto Avenue to 10 feet (5 foot landscape strip and 5 foot sidewalk) where a minimum of 15 foot wide area, measured from the back of curb, consisting of 2 landscape strips, 5 feet on each side of a 5 foot wide sidewalk shall be provided per Section 30.04.01D.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 9.13
- Project Type: Single-family residential
- Number of Lots/Units: 44
- Density (du/ac): 4.81
- Minimum/Maximum Lot Size (square feet): 5,600/11,201
- Number of Stories: 1 to 2
- Building Height (feet): 30
- Square Feet: 3,546 to 3,688

Site Plans

The plans depict a new 44 lot single-family residential subdivision with a density of 4.81 dwelling units per acre. The proposed development will have 1 and 2 story homes that range from 3,546 square feet to 3,688 square feet. Access to the subdivision is from the northwest corner only adjacent to Serene Avenue. The proposed detached single-family development will have internal private streets with a 4 foot wide sidewalk on 1 side of the street. Most of the

proposed homes will face inward to the subdivision while Lots 34 through 44 will face south toward Meranto Avenue.

Landscaping

The plans depict street landscaping with detached sidewalks along Valley View Boulevard and Serene Avenue. Trees are planted 30 feet on center with large trees and shrubs and are outside of the visibility zones. A portion of the internal private street from Serene Avenue provides for landscaping with detached sidewalk.

The applicant is also proposing detached sidewalks along Meranto Avenue. The landscape plan shows that the applicant will install 5 feet of landscaping measured from the back of curb, and along with a 5 foot wide sidewalk. The applicant is proposing not to install the additional 5 foot wide landscape area behind the sidewalk. Title 30 requires 22 large trees to be planted along Meranto Avenue within the typical 15 foot wide landscape area.

Elevations

The plans depict 1 and 2 story single-family residences with pitched roofline, concrete tile roof, stucco exterior finish and stone veneer. The maximum height proposed is 20 feet for the single-story homes and up to 30 feet for 2 story homes.

Floor Plans

The plans depict the standard single-family residence with bedrooms, living or great room, study, kitchen and pantry, and utility rooms.

Applicant's Justification

The applicant states the proposed detached single-family development includes interior private streets that are 43 feet wide which includes a 4 foot wide sidewalk on 1 side of the street. There is one entrance onto Serene Avenue for the majority of the development with the remainder of the lots facing out toward Meranto Avenue. The homes will feature tile roofs and some of the elevations will have stone accents. All exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings. The applicant is requesting to allow the front yards of Lots 34 through 44 to terminate landscaping requirements at the back of sidewalk, thus eliminating the additional 5 feet of landscaping. The applicant states that this reduction is a better visual break for the future homebuyer and would be a better condition for the HOA in the future.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1505-05	Reclassified 177-19-703-004 from R-E to C-P zoning for an office building - expired	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20, RS5.2, & RS3.3	Recently approved single-family residential subdivision
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO RNP)	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (AE-60)	Recently approved single-family residential subdivision

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

Related Applications

Application Number	Request
TM-24-500152	A tentative map for a 44 lot single-family subdivision is a companion item on this agenda.
VS-24-0709	A vacation and abandonment of portions of right-of-way and patent easements being Meranto Avenue, Serene Avenue, and Valley View Boulevard is a companion item on this agenda.
ZC-24-0707	A zone change from CP and RS20 zoning to RS5.2 zoning 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

Waiver 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.

Title 30 states that street landscaping contributes to reducing the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. In addition, street landscaping provides necessary framework for neighborhood streets to be safe and enjoyable for people walking, biking, taking transit, or driving. Staff finds that reducing the width of the required street landscaping is a self-imposed hardship that may be corrected with a site redesign so that the lots facing Meranto Avenue may have the required street landscaping. Therefore, staff cannot support this request.

Design Review

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

Staff finds the proposed elevations and aesthetic features are not unsightly or undesirable in appearance. The architectural features provided on all 4 sides of the homes meet the minimum design required per Code. The 4 different house plans will provide a variety of possible housing options and needs to the public. The proposed single-family subdivision supported by Master Plan Policies 1.1.1 and 1.3.2, which all support the development of compatible residential developments that expands the mix of housing types within the Las Vegas Valley. Therefore, staff can support this request.

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.

APN 177-19-702-003 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Approval of the design review; denial of the waiver of development standards.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Meranto 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 177-19-702-003 and 177-19-703-013; Deed Restriction Modification required for parcel 177-19-702-003. Parcel 177-19-703-013 is eligible for a Deed Restriction Modification, but one is not required for this project.
- 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 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 and reference POC Tracking #0393-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

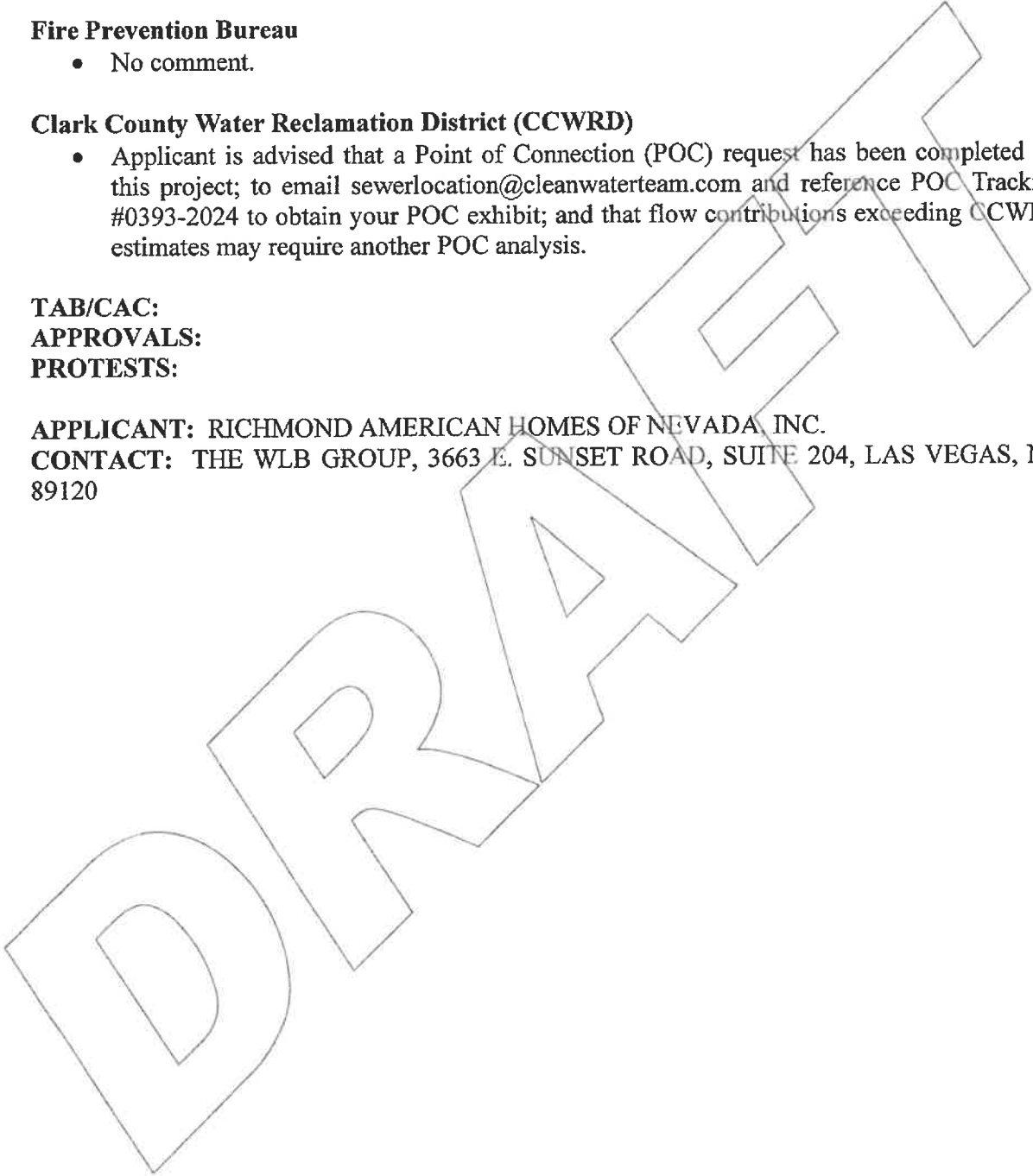
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

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





Department of Comprehensive Planning Application Form

20A

ASSESSOR PARCEL #(s): 177-19-703-013

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Design Review & Wavier of Development Standards

PROPERTY OWNER INFORMATION

NAME: Roohani Khusrow Family Trust
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

[Signature] 1Khusrow Roohani 9-11-24
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) WS-24-0708 ACCEPTED BY [Signature]
PC MEETING DATE _____ DATE 12/3/24
BCC MEETING DATE 2/5/25
TAB/CAC LOCATION enterprise DATE 1/15/25

NAME: William Don Bacon
 ADDRESS: 4345 W Tompkins
 CITY: Las Vegas STATE: NV ZIP CODE: 89103
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
 ADDRESS: 770 East Warm Springs, Suite 240
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
 ADDRESS: 3663 E Sunset Road, Suite 204
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbanyan@wlbgroup.com

*Correspondent will receive all project communication

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

[Signature] Property Owner (Signature)* William Bacon Property Owner (Print) 9-13-24 Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<u>WS-24-0708</u>					<u>12/3/24</u>
	<u>2/15/25</u>		<u>1/15/25</u>			<u>\$1,300</u>
	<u>CHTRPRIX</u>					



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-004

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Design Review & Waiver of Development Standards



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-003

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Design Review & Wavier of Development Standards

PROPERTY OWNER INFORMATION

NAME: SDIP PRE-DEV Holdings LLC
 ADDRESS: 9345 W Sunset Road, Suite 101
 CITY: Las Vegas STATE: NV ZIP CODE: 89148
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
 ADDRESS: 770 East Warm Springs, Suite 240
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
 ADDRESS: 3663 E Sunset Road, Suite 204
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

B.A.A.
Property Owner (Signature)*

Bill LEWIS
Property Owner (Print)

9-11-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s): WS 24-0708

ACCEPTED BY: [Signature]

PC MEETING DATE: 2/5/25

DATE: 12/3/24

BCC MEETING DATE: enter PRISX

DATE: 1/15/25

TAB/CAC LOCATION: enter PRISX

2,300



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Design Review & Wavier of Development Standards

PROPERTY OWNER INFORMATION

NAME: Ober David TRS
ADDRESS: 5528 S Fort Apache Road
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

David B. Ober
Property Owner (Print)

9/10/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS 24-0708

ACCEPTED BY [Signature]

PC MEETING DATE 2/15/25

DATE 12/13/24

BCC MEETING DATE 2/15/25

TAB/CAC LOCATION enterprise DATE 1/15/25

911, 300



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Design Review & Wavier of Development Standards

PROPERTY OWNER INFORMATION

NAME: D & J Family Trust
ADDRESS: 5528 S Fort Apache Road
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

David B. Ober
Property Owner (Signature)* DMJ/tee

David B. Ober
Property Owner (Print)

9/10/24
Date

DEPARTMENT USE ONLY*

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) WS-24-0708

ACCEPTED BY [Signature]
DATE 12/3/25

PC MEETING DATE _____
BCC MEETING DATE 2/5/25

TAB/CAC LOCATION enterprise DATE 1/15/25

84,300



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-702-003 (A portion of)

PROPERTY ADDRESS/ CROSS STREETS: W Serene Avenue & S Valley View Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Design Review & Wavier of Development Standards

PROPERTY OWNER INFORMATION

NAME: KRLJ 3 LLC

ADDRESS: 1700 S Pavilion Center Drive, Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702.240.5605

CELL _____

EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702.458.2551

CELL _____

EMAIL: mbangan@wbgroup.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

AC

AR

ET

PUDD

SN

UC

WS

ADR

AV

PA

SC

TC

VS

ZC

AG

DR

PUD

SDR

TM

WC

OTHER _____

APPLICATION # (I)

WS-24-0708

ACCEPTED BY

[Signature]

PC MEETING DATE

DATE

12/13/24

BCC MEETING DATE

2/5/25

TAB/CAC LOCATION

enterprise

DATE

1/15/25

\$1,300



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Design Review & Wavier of Development Standards

PROPERTY OWNER INFORMATION

NAME: ORLYO LLC ETAL
ADDRESS: 5528 S Fort Apache Road
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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



Property Owner (Signature)*

Oren Shaharabani

Property Owner (Print)

09/10/2024

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS24-0708

PC MEETING DATE _____

BCC MEETING DATE 2/5/25

TAB/CAC LOCATION enterprise

ACCEPTED BY 
DATE 12/13/25

DATE 1/15/25

91,300



November 27, 2024

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

RE: *Justification Letter – Design Review*
(APN's: 177-19-703-002, 003, 004, 013 & A Portion of 177-19-702-003)

To Whom it May Concern,

On behalf of our client Richmond American Homes, we are respectfully requesting a Design Review to address the proposed single-family detached development located at the Southwest corner of Serene Avenue and Valley View Boulevard. The property is more particularly described as APNs: 177-19-703-002, 003, 004, 013 & a portion of 177-19-702-003.

Our client is proposing to develop a total of 44 single family detached residential lots at a density of 4.81 units per acre. The development will feature both one-story and two-story homes. The (3) two-story homes will range in size from 3,546 s.f. up to 3,688 s.f. with two-car garages and full-length two-car driveways. The (1) one-story home is 3,479 s.f. and will feature a three-car garage and full-length three-car driveway. The (4) proposed homes will meet all setback requirements for an RS5.2 development, and feature a house forward component on all floor plans, which will utilize the alternative front setback allowance of a 10' reduction for 50% of the primary structure as allowed by 30.02.25.D.3.iv.(a). This development will require a total of 97 parking spaces (2.2 p.s. per lot x 44 lots), by using the garage parking spaces along with the driveway spaces and onsite on street parking, the site will provide 237 parking spaces which far exceeds the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

Design Review

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

1. For a proposed detached single-family development. The proposed development includes interior private streets that are 43' wide which includes 30" roll curb on each side and a 4' wide sidewalk on one side of the street, the 39'-0" wide street (b/c to b/c) will allow for parking on both sides of the street. There is one entrance onto Serene Avenue for the majority of the development with the remainder of the lots facing out towards Meranto Avenue.

Waiver of Development Standards

We are requesting the waivers of development standards listed below.

1. To increase the amount of fill as allowed by 30.04.06.B.2.(All development within a residential district) and by 30.04.06.F.1 – 4 (Grading) and more



specifically by 30.04.06.F.1 – Not to place more than 3 feet of fill for a distance between 0 feet and 5 feet and 30.64.06.F.2 – Not to place more than 6 feet of fill for a distance of 5.01 feet and 20 feet from a shared property line . – We are requesting to increase the amount of fill in the first five feet from 3 feet to 5 feet of fill directly adjacent to Valley View Boulevard due to the existing topography of the site. This increase in fill is not being used to artificially raise the site for views but to address standard grading requirements/practices that are enforced by Clark County Public Works and the Regional Flood Control District to make sure residential homes are elevated above the depth of water directly adjacent to the proposed lots.

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

Sincerely,

A blue ink handwritten signature, appearing to read "Mark Bangan", with a horizontal line extending to the right.

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

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500152-ORLYO, LLC ET AL & D & J FAMILY TRUST:

TENTATIVE MAP consisting of 44 lots and common lots on 9.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise. JJ/mc/kh (For possible action)

RELATED INFORMATION:

APN:
 177-19-702-003; 177-19-703-002 through 177-19-703-004; 177-19-703-013

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 9.13
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 44
- Density (du/ac): 4.81
- Minimum/Maximum Lot Size (square feet): 5,600/11,201

Project Description

The plans depict a new 44 lot single-family residential subdivision with a density of 4.81 dwelling units per acre. The proposed development will have 1 and 2 story homes that range from 3,546 square feet to 3,688 square feet. Access to the subdivision is from the northwest corner only adjacent to Serene Avenue. The proposed detached single-family development will have internal private streets with a 4 foot wide sidewalk on 1 side of the street. Most of the proposed homes will face inward to the subdivision while Lots 34 through 44 will face south toward Meranto Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-05-1505	Reclassified 177-19-703-004 from R-E to C-P zoning for an office building - expired	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20, RS5.2, & RS3.3	Recently approved single-family residential subdivision
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO RNP)	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (AE-60)	Recently approved single-family residential subdivision

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

Related Applications

Application Number	Request
WS-24-0708	A waiver of development standards to reduce landscaping and a design review for a single-family subdivision is a companion item on this agenda.
VS-24-0709	A vacation and abandonment of portions of right-of-way and patent easements being Meranto Avenue, Serene Avenue, and Valley View Boulevard is a companion item on this agenda.
ZC-24-0707	A zone change from CP and RS20 zoning to RS5.2 zoning 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.

APN 177-19-702-003 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses

included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Meranto 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 177-19-702-003 and 177-19-703-013; Deed Restriction Modification required for parcel 177-19-702-003. Parcel 177-19-703-013 is eligible for a Deed Restriction Modification, but one is not required for this project.
- 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 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 and reference POC Tracking #0393-2024 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 OF NEVADA, INC.

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



Department of Comprehensive Planning Application Form

21A

ASSESSOR PARCEL #(s): 177-19-702-003 (A portion of)

PROPERTY ADDRESS/ CROSS STREETS: W Serene Avenue & S Valley View Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: KRLJ 3 LLC
ADDRESS: 1700 S Pavilion Center Drive, Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

[Signature] Lawrence D. Canaville 9.12.24
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) +m-24-500152 ACCEPTED BY [Signature]
PC MEETING DATE _____ DATE 12/13/24
BCC MEETING DATE 2/5/25
TAB/CAC LOCATION enterprise DATE 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: ORLYO LLC ETAL
ADDRESS: 5528 S Fort Apache Road
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbanan@wlbgroup.com

*Correspondent will receive all project communication

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


Property Owner (Signature)*

Oren Shaharabani
Property Owner (Print)

09/10/2024
Date

DEPARTMENT USE ONLY

AC AR ET PUD/D SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PLD SDR TM WC OTHER _____

APPLICATION # (s) 177-24 500/52

ACCEPTED BY 

PRE MEETING DATE _____

DATE 12/3/24

BCC MEETING DATE 2/5/25

TAB/CAC LOCATION enterprise DATE 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: D & J Family Trust
ADDRESS: 5528 S Fort Apache Road
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

David B. Ober Trustee David B. Ober 9/10/24
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY.

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

APPLICATION # (s) 177-19-703-002 ACCEPTED BY [Signature]
PC MEETING DATE _____ DATE 12/13/24
BCC MEETING DATE 2/15/25
TAB/CAC LOCATION enterprise DATE 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: Ober David TRS
 ADDRESS: 5528 S Fort Apache Road
 CITY: Las Vegas STATE: NV ZIP CODE: 89148
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
 ADDRESS: 770 East Warm Springs, Suite 240
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pirley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
 ADDRESS: 3663 E Sunset Road, Suite 204
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

David B. Ober Property Owner (Signature)* David B. Ober Property Owner (Print) Date 9/10/24

DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-24-500152 ACCEPTED BY [Signature]
 PRE MEETING DATE _____ DATE 12/13/24
 BCC MEETING DATE 2/5/25
 TAB/CAC LOCATION Enterprise DATE 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-003

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: SDIP PRE-DEV Holdings LLC
 ADDRESS: 9345 W Sunset Road, Suite 101
 CITY: Las Vegas STATE: NV ZIP CODE: 89148
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
 ADDRESS: 770 East Warm Springs, Suite 240
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
 ADDRESS: 3663 E Sunset Road, Suite 204
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

BNA Property Owner (Signature)* BILL LEMART Property Owner (Print) 9-11-24 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 177-24-500152 ACCEPTED BY [Signature]
 PC MEETING DATE _____ DATE 12/3/24
 BCC MEETING DATE 2/5/25
 TAB/CAC LOCATION enterprise DATE 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-004

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: William Don Bacon

ADDRESS: 4345 W Tompkins

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702.240.5605

CELL _____

EMAIL: Angela.Pinley@rdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702.458.2551

CELL _____

EMAIL: nibangan@wlbgroup.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

William Bacon
Property Owner (Print)

9-13-24
Date

<input type="checkbox"/> AS	<input type="checkbox"/> AS	<input type="checkbox"/> AS	<input type="checkbox"/> AS	<input type="checkbox"/> AS	<input type="checkbox"/> AS	<input type="checkbox"/> AS
<input type="checkbox"/> AS	<input type="checkbox"/> AS	<input type="checkbox"/> AS	<input type="checkbox"/> AS	<input type="checkbox"/> AS	<input type="checkbox"/> AS	<input type="checkbox"/> AS
<input type="checkbox"/> AS	<input type="checkbox"/> AS	<input type="checkbox"/> AS	<input type="checkbox"/> AS	<input checked="" type="checkbox"/> AS	<input type="checkbox"/> AS	<input type="checkbox"/> AS

DEPARTMENT: TM-24-500152
 COUNTY: CLARK
 PROJECT: 215125
 DATE: 12/13/24
 CONTACT: enterprise
 PHONE: 1/15/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-703-013

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 44 lot Single Family Subdivision
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: Roohani Khusrow Family Trust
 ADDRESS: 9500 Hillwood Drive, Suite 201
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
 ADDRESS: 770 East Warm Springs, Suite 240
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702.240.5605 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
 ADDRESS: 3663 E Sunset Road, Suite 204
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wbggroup.com

*Correspondent will receive all project communication

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

[Signature] Property Owner (Signature)* ICHUSROW Roohani Property Owner (Print) 9-11-24 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-24-500152 ACCEPTED BY [Signature]
 PC MEETING DATE _____ DATE 12/13/24
 BCC MEETING DATE 2/5/25
 TAB/CAC LOCATION ENTRANCE DATE 1/15/25



October 24, 2024

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

RE: *Justification Letter – Tentative Map*
(APN's: 177-19-703-002, 003, 004, 013 & A Portion of 177-19-702-003

To Whom it May Concern,

On behalf of our client Richmond American Homes, we are respectfully requesting a Tentative Map to address the proposed single-family detached development located at the Southwest corner of Serene Avenue and Valley View Boulevard. The property is more particularly described as APNs: 177-19-703-002, 003, 004, 013 & a portion of 177-19-702-003.

Our client is proposing to develop a total of 44 single family detached residential lots at a density of 4.81 units per acre. The development will feature both one-story and two-story homes. The three two-story homes will range in size from 3,546 s.f. up to 3,688 s.f. with two-car garages and full-length two-car driveways. The one-story home is 3,479 s.f. and will feature a three-car garage and full-length three-car driveway. The four proposed homes will meet all setback requirements for an RS5.2 development. This development will require a total of 97 parking spaces (2.2 p.s. per lot x 44 lots), by utilizing the garage parking spaces along with the driveway spaces and onsite on street parking, the site will provide 237 parking spaces which far exceeds the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

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

Sincerely,

A blue ink handwritten signature, appearing to read "Mark Bangan", with a horizontal line extending to the right.

Mark Bangan
Director of Planning Services
The WLB Group, Inc.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0730-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue, and between Monte Cristo Way and Tenaya Way within Enterprise (description on file). JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-401-005; 176-15-401-016

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate 33 foot wide portions of patent easements located along the north and east property boundaries as well as 3 foot wide portions of patent easements located along the south and west boundaries of APN 176-15-401-016. The applicant is also requesting to vacate 33 foot wide portion of patent easements located along the south and east property boundaries as well as 3 foot wide portions of patent easements located along the north and west boundaries of APN 176-15-401-005. The applicant states that due to the parcels being developed into a single-family subdivision, the patent easements are no longer necessary.

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
MP-0466-02	Major Project for a neighborhood plan on 3,125 acres	Approved by BCC	August 2002

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)	RS20 (NPO-RNP)	Single-family residential

The subject site and the surrounding area are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-24-0731	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-24-500158	A tentative map for a 9 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Monte Cristo Way, 30 feet for Ford Avenue and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147

DRAFT



Department of Comprehensive Planning Application Form

22A

ASSESSOR PARCEL #(s): 176-15-401-005, 176-15-401-016

PROPERTY ADDRESS/ CROSS STREETS: Monte Cristo & Torino

DETAILED SUMMARY PROJECT DESCRIPTION

9 lot single-family residential subdivision with 1.8 dwelling units per acre generally located north of Torino Avenue and east of Monte Cristo Way.

PROPERTY OWNER INFORMATION

NAME: Khursow Roohani, Trustee of the Khursow Roohani Family Trust
ADDRESS: 9500 Hillwood Dr. #201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 E Warm Springs Rd, Ste 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-240-5605 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering
ADDRESS: 6030 S Jones Blvd.
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL _____ EMAIL: nicolsc@taneycorp.com

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

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

KHUSROW ROOHANI

07-31-24

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-24-0730
PC MEETING DATE _____
BCC MEETING DATE 2-5-25
TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY RR
DATE 12-11-24
FEES \$1200.00

DATE 1-15-25



TANEY ENGINEERING

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

October 28, 2024

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: Monte Cristo & Torino
APR-24-101103
APN: 176-15-401-005 & 176-15-401-016
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Richmond American Homes of Nevada Inc., is respectfully submitting justification for the vacation of a patent easements.

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of patent easements located along the north and east property and a 3-foot patent easement from the west and south property boundaries of APN: 176-15-401-016.

Due to the subject parcel being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of patent easements located along south and east property and 3-foot patent easement located along the north and west property boundaries of APN: 176-15-401-005.

Due to the subject parcel being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

A legal description, exhibit, and supporting documents for the vacation have been provided with this application for review.

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

Sincerely,

Susan Florian
Land Planner

PLANNER COPY

Page 1 | 1

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0731-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) waive full off-site improvements; and 3) alternative driveway geometrics.

DESIGN REVIEW for a single-family residential development on 5.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Torino Avenue and the east side of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-401-005; 176-15-401-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the gross lot area to 19,000 square feet where a minimum gross lot area of 20,000 square feet is required per Section 30.02.04B (a 5% reduction).
2.
 - a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and full paving) along Ford Avenue per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and full paving) along Monte Cristo Way per Section 30.04.08C.
 - c. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and full paving) along Torino Avenue per Section 30.04.08C.
3.
 - a. Allow residential driveway widths of up to 30.5 feet where 28 feet is the maximum width allowed per Uniform Standard Drawing 222 (an 8.9% increase).
 - b. Reduce residential driveway distance to a property line for Lots 7 and 8 to zero feet where 6 feet is required per Uniform Standard Drawing 222 (a 100% decrease).
 - c. Reduce residential driveway distance to a property line for Lots 7 and 8 to 5 feet where 6 feet is required per Uniform Standard Drawing 222 (a 16.7% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.05
- Project Type: Single-family detached residential

- Number of Lots: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 19,000/23,880 (gross)/18,009/23,843 (net)
- Number of Stories: 1
- Building Height (feet): Up to 23
- Square Feet: 3,479/4,019

Site Plan

The plan depicts a 9 lot single-family subdivision with no common lots on 5.05 acres. The density is calculated at 1.8 dwelling units per acre. The gross lot size ranges from a minimum of 19,000 square feet to a maximum of 23,880 square feet. The net lot size ranges from 18,009 square feet to 23,843 square feet. All lots within the subdivision will front on and access existing local streets. The gross area of 7 lots will be less than 20,000 square feet. The net area for all lots will be 18,000 square feet or greater. The plan proposes 2 flag lots, Lots 7 and 8, with 1 having access to Ford Avenue and the other having access to Torino Avenue.

Landscaping

The plan depicts street landscaping consisting of large trees along Ford Avenue, Monte Cristo Way, and Torino Avenue. Spacing of the trees varies from 23 feet to 29 feet on center due to the site visibility zones and driveways preventing the typical 30 foot on center spacing. However, the number of required trees will be met. At least three, 5 gallon shrubs per tree are proposed and include 6 different species. Curb, gutter, and a detached sidewalk are not proposed to be installed, therefore a 6 foot wide landscape strip behind the property line is required, which is being provided.

Elevations

The plans provided indicate 1 story detached single-family homes including 2 models ranging from 20 feet 9 inches to 22 feet 2 inches in height. The exterior of the residences consists of stucco finishes, stone veneer accents, pitched concrete tile roofs, window pop-outs, and decorative shutters on some models. Architectural features include covered entries, variable rooflines, and window trim.

Floor Plans

Two floor plans are provided which range in size from 3,479 square feet to 4,019 square feet of livable space. Both plans feature 4 bedrooms, great room, kitchen, nook, dining area, study, laundry rooms and 3 full bathrooms. A covered patio is provided at the rear of each plan. Each plan has an attached 3 car garage with EV charging capabilities.

Applicant's Justification

The applicant states that reduced gross lot sizes for some of the lots will ensure the development is harmonious with the character and scale of the adjacent properties. The applicant states the reduced rear setback for the 2 flag lots, Lots 7 and 8, is due to the proposed house orientation and will not cause any adverse effects. The request to waive full off-site improvements is due to the rural street standards that have been previously accepted in the area and to maintain a uniform development standard across neighboring properties. The increased driveway widths for all lots

and reduced distance to the property lines for the 2 flag lots is requested to allow unimpeded vehicular access to proposed 3 car garages.

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
MP-0466-02	Major Project for a neighborhood plan on 3,125 acres	Approved by BCC	August 2002

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)	RS20 (NPO-RNP)	Single-family residential

The subject site and the surrounding area are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-24-0730	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-24-500158	A tentative map for a 9 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant is requesting a reduction to the gross lot size of Lots 1 through 6 and Lot 9 to a minimum of 19,000 square feet where 20,000 square feet is the minimum size. All lots will meet the minimum net lot size requirement of 18,000 square feet. At least 2 adjoining developments to

the west and south were approved (WS-18-0998 and WS-21-0018) with minimum gross lot sizes reduced to 18,000 square feet. The request to subdivide the site into residential lots is consistent with the surrounding development pattern, including the reduction in the gross lot area. Because the density requirements and the minimum net lot areas will be met, staff can support this waiver.

Design Review

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

The architectural design of the residences is consistent with the existing single-family homes in the area and the development is similar in density to the existing single-family development within the immediate area. The elevations provided indicate that the development will consist of 1 story homes which is consistent with the existing single-family developments surrounding the site. The building design includes at least 2 architectural features on each side of the home including covered entries, covered patios, variable rooflines, and window trim. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request not to install full off-site improvements on Ford Avenue, Torino Avenue and Monte Cristo Way. Full width paving, curb, and gutter allows for better traffic flow and drainage control, sidewalks on public streets provide safer pathways for pedestrians, and streetlights for better visibility.

Waiver of Development Standards #3a

This subdivision is located in a Neighborhood Protection Overlay (RNP) area where homes are built somewhat different than the standard housing types seen in the Las Vegas Valley. As such, it is not uncommon to have wide front yards and numerous garages to accommodate a variety of vehicles and storage needs. The wider driveways will provide more visibility for entry and exit of vehicles. Therefore, staff has no objection to the driveway widths.

Waiver of Development Standards #3b & #3c

Staff has no objection to the reduction in the distance from the driveway to the property line for lots 7 and 8. Both are considered flag lots and access to each residence require a long driveway parallel to the property lines.

Staff Recommendation

Approval of waivers of development standards #1 and #3 and the design review; denial of waiver of development standards #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:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Monte Cristo Way, 30 feet for Ford Avenue and associated spandrels;
- No block walls or landscaping within sight visibility zones;
- Applicant shall enter into a cost participation agreement for future off-site improvements for Ford Avenue, Monte Cristo Way and Torino Avenue.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0341-2024 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: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147

DRAFT



Department of Comprehensive Planning Application Form

23A

ASSESSOR PARCEL #(s): 176-15-401-005, 176-15-401-016

PROPERTY ADDRESS/ CROSS STREETS: Monte Cristo & Torino

DETAILED SUMMARY PROJECT DESCRIPTION

9 lot single-family residential subdivision with 1.8 dwelling units per acre generally located north of Torino Avenue and east of Monte Cristo Way.

PROPERTY OWNER INFORMATION

NAME: Khursow Roohani, Trustee of the Khursow Roohani Family Trust
ADDRESS: 9500 Hillwood Dr. #201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 E Warm Springs Rd, Ste 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-240-5605 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering
ADDRESS: 6030 S Jones Blvd.
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL _____ EMAIL: nicolec@taneycorp.com

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

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

07-31-24

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-29-0731

ACCEPTED BY RR

PC MEETING DATE _____

DATE 12-11-24

BCC MEETING DATE 2-5-25

FEES \$1300.00

TAB/CAC LOCATION ENTERPRISE

DATE 1-15-25



TANEY ENGINEERING

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

December 4, 2024

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

**Re: Monte Cristo & Torino
APR-24-101103
APN: 176-15-401-005 & 176-15-401-016
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Richmond American Homes of Nevada Inc., is respectfully submitting justification for a Tentative Map, Waivers of Development Standards, and a Design Review for a proposed single-family residential subdivision.

Tentative Map

A Tentative Map is requested to allow for the development of a 5.05 gross-acre, 9 lot single-family residential subdivision 1.8 dwelling units per acre generally located north of Torino Avenue and east of Monte Cristo Way.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of RN (Ranch Estates Neighborhood) and within the RNP 1 (Rural Neighborhood Preservation) overlay district. We are not requesting any modifications to the current zoning or planned land use.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North, East, West, & South: RS20 (Residential Single-Family 20); RN (Ranch Estates Neighborhood); RNP 1 (Rural Neighborhood Preservation)

Monte Cristo Way, Torino Avenue and Ford Avenue will remain in their rural conditions. Lots 1-5 will be accessed through Monte Cristo Way. Lots 6 & 7 will be accessed through Ford Avenue and lots 8 & 9 will be accessed through Torino Avenue. All the lots will have street frontage.

Waivers of Development Standards- Rear Setbacks

This request is to waive Section 30.02.04.B to allow 10- foot rear setback on lots 7 and 8 where a 30- foot front setback is required from property line. The reason for the reduction in the rear setback is due to the house orientation. The houses cannot be oriented a different direction due to it being a flagged lot. There are also flagged lots with the same orientation on the adjacent properties. This standard ensures consistency and maintains the aesthetic integrity of the area, which we believe contributes positively to the community without causing any adverse effects. We believe the impact to be negligible.

PLANNER COPY
Page 1 of 4



Waiver of Development Standards – Reduction of Gross Square Footage

This request is to waive Section 30.02.04.B which requires a 20,000 gross square footage. This request is to waive lots 1-6 and lot 9. Lot 7 and 8 are meeting code requirements. We request this reduction to ensure that the development aligns harmoniously with the character and scale of the adjacent properties, creating a cohesive and visually consistent neighborhood environment. Furthermore, all the lots meet the minimum net square footage of 18,000 square feet. All of the lots are in the range of the 19,000 gross square footage. We believe the impact will be negligible.

Waiver of Development Standards – Street Landscaping

This request is to waive Section 30.04.01.D.7 requiring two 5-foot street landscaping strips along Ford Avenue, Torino Avenue, and Monte Cristo Way. We are proposing to instead add a 6-foot landscape strip behind the sight visibility zones. Since all the driveways include sight visibility zones, we respectfully request to position the landscaping behind these zones. This adjustment is necessary to ensure that landscaping is incorporated without obstructing visibility. We do not foresee any significant impact from the proposed location of the landscape. Furthermore, we believe that this change will not negatively impact the community. We believe it is appropriate to propose these standards.

Waiver of Development Standards- Driveway Distance to Property Line

This request for the distance from the driveway to the property to 0 feet to the west and 5 feet to the east where 6 feet is required. This is to allow for residential driveways width of 20 feet within 0 and 5 feet of the property line per the Uniform Standard Drawing 222. To accommodate the 2-3-car garage offered with plans Robert and Rocco, it is necessary for the driveway widths to be 20 feet to allow for unimpeded vehicular ingress and egress. This is so that the flagged lots will have enough space for a car to travel down the driveway to park their cars. This request would be for home sites 7 and 8, we believe that impact to be negligible.

Waiver of Development Standards- Driveway Widths

This request is for a waiver of development standards to allow for residential driveway widths of 30.5 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222. To accommodate the 2-3-car garage offered with Plan Robert and Rocco, it is necessary for the driveway widths to be increased to 30.5 feet to allow for unimpeded vehicular ingress and egress. It presents an 8.9% deviation to the Uniform Standard Drawing 222, we believe the impact will be negligible. This request would be for home sites 1-9 this will allow for front yards that adhere to the 50% maximum hardscape requirement described in Section 30.04.01. D.3.

Waiver of Development Standards – Off-Site Improvements

This request is to waive Section 30.04.08.C requiring full off-site improvements on Ford Avenue, Torino Avenue and Monte Cristo Way. The proposed development is zoned RS20 (Residential Single-Family 20) and RN (Ranch Estates Neighborhood) with an RNP overlay district and situated in an area where rural street standards have been previously accepted. We are requesting to not install curb, gutter, sidewalk, streetlights, and full paving. The adjacent residential communities similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures



consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing no curb, gutter, sidewalks, or streetlights.

Design Review – Architecture

This request is for a design review for 2 architectural floor plans and elevations. The one-story detached single-family homes range from 3,479 square feet to 4,019 square feet in size. The exterior of the homes consist of large decorative windows and a combination of stucco finish. From ground level it will not exceed 35 feet in height. The exterior elevations reflect modern designs and finishes. Each home will have a three-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Robert	#L4OR	4,019	1 story	22'-2"	3 car garage
Rocco	#L34R	3,479	1 story	20'-9"	3 car garage

Plan Name	Plan Number	Architectural Features
Robert	#L4OR	Front Elevation: <ul style="list-style-type: none"> - Covered Entry - Variable Roof line Rear Elevation: <ul style="list-style-type: none"> - Covered Patio - Variable Roof line Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim Non-Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Rocco	#L34R	Front Elevation: <ul style="list-style-type: none"> - Covered Entry - Variable Roof line Rear Elevation: <ul style="list-style-type: none"> - Covered Patio - Variable Roof line Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim Non-Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim



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

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian". The ink is black and the signature is fluid and legible.

Susan Florian
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500158-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:

TENTATIVE MAP consisting of 9 single-family residential lots on 5.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Torino Avenue and the east side of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:
176-15-401-005; 176-15-401-016

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

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5.05
- Project Type: Single-family detached residential
- Number of Lots: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 19,000/23,880 (gross)/18,009/23,843 (net)

Project Description

The plan depicts a 9 lot single-family subdivision with no common lot on 5.05 acres. The density is calculated at 1.8 dwelling units per acre. The gross lot size ranges from a minimum of 19,000 square feet to a maximum of 23,880 square feet. The net lot size ranges from 18,009 square feet to 23,843 square feet. All lots within the subdivision will front on and access existing local streets. The gross area of 7 lots will be less than 20,000 square feet. The net area for all lots will be 18,009 square feet or greater. The plan proposes 2 flag lots with 1 having access to Ford Avenue and the other having access to Torino Avenue.

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
MP-0466-02	Major Project for a neighborhood plan on 3,125 acres	Approved by BCC	August 2002

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)	RS20 (NPO-RNP)	Single-family residential

The subject site and the surrounding area are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-24-0730	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-24-0731	A waiver of development standards and design review for a single-family residential development 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.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Monte Cristo Way, 30 feet for Ford Avenue and associated spandrels;
- No block walls or landscaping within sight visibility zones;
- Applicant shall enter into a cost participation agreement for future off-site improvements for Ford Avenue, Monte Cristo Way and Torino Avenue.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided for any new street names.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0341-2024 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: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147



Department of Comprehensive Planning Application Form

24A

ASSESSOR PARCEL #(s): 176-15-401-005, 176-15-401-016

PROPERTY ADDRESS/ CROSS STREETS: Monte Cristo & Torino

DETAILED SUMMARY PROJECT DESCRIPTION

9 lot single-family residential subdivision with 1.8 dwelling units per acre generally located north of Torino Avenue and east of Monte Cristo Way.

PROPERTY OWNER INFORMATION

NAME: Khursow Roohani, Trustee of the Khursow Roohani Family Trust
ADDRESS: 9500 Hillwood Dr. #201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 E Warm Springs Rd, Ste 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-240-5605 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering
ADDRESS: 6030 S Jones Blvd.
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL _____ EMAIL: nicolec@taneycorp.com

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

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

07-31-24

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-24-500158

ACCEPTED BY RLR

PC MEETING DATE —

DATE 12-11-24

BCC MEETING DATE 2-5-25

FEES \$ 750.00

TAB/CAC LOCATION ENTERPRISE

DATE 1-15-25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-15-801-012

PROPERTY ADDRESS/ CROSS STREETS: S Rainbow Blvd & W Torino Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 97 lot Single Family Subdivision
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: Branon P Ward & James C Kidd-Ward
ADDRESS: 8815 S Rosanna Street
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Holden Development Company, LLC
ADDRESS: 10161 Park Run Drive, Suite 150
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: (702) 580-4700 CELL _____ EMAIL: danielholden@cox.net

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Branon Ward
Property Owner (Signature)*

Branon Ward
Property Owner (Print)

10-15-2024
Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) TM-24-500159

ACCEPTED BY Joh
DATE 12/12/24

PC MEETING DATE 2/4/25

BCC MEETING DATE 2/5/25

TAB/CAC LOCATION Enterprise DATE 1/15/25



December 10, 2024

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

**RE: Justification Letter – Tentative Map
(APN's: 176-15-801-012, 013, 023, 024, 034, & 035)**

To Whom it May Concern,

On behalf of our client, we are respectfully requesting a Design Review and Waiver of Development Standards to address the proposed single-family detached development found 330 feet west of the southwest corner of Torino Avenue and Rainbow Boulevard. The property is more particularly described as APNs: 176-15-801-012, 013, 023, 024, 034, & 035.

Our client is proposing to develop a single-family detached community consisting of 97 – 3,300 s.f. minimum residential lots on 12.90 acres at a density of 7.51 units per acre. All the proposed homes are two-story in height and will range in size from 2,255 square feet up to 2,590 square feet. The proposed houses will feature 2-car attached garages and 2-car driveways and will meet all setback requirements for an RS3.3 development. This development will require a total of 214 parking spaces (2.2 p.s. per lot x 97 lots), by using the two garage parking spaces and the two-car driveway parking spaces (min of 4.0 p.s.), the site will provide 214 parking spaces which meets the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Bangan".

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0720-BELTWAY BUSINESS PARK RETAIL NO 1, LLC:

USE PERMIT for a gasoline station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an existing retaining wall where a decorative screen wall is required; and 2) allow modified driveway design standards.

DESIGN REVIEW for a gasoline station and retail building (convenience store) on 1.78 acres in an IP (Industrial Park) Zone.

Generally located on the east side of Jones Boulevard and the south side of Badura Avenue within Enterprise. MN/dd/kh (For possible action)

RELATED INFORMATION:

APN:

176-01-301-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an existing 6 foot high CMU block retaining wall along the south property line where buffering and screening shall consist of an 8 foot high decorative screen wall per Section 30.04.02C
2.
 - a. Reduce throat depth for a driveway along Jones Boulevard to 5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (an 80% reduction).
 - b. Reduce throat depth for a driveway along Badura Avenue to 5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (an 80% reduction).
 - c. Reduce the departure distance from the intersection of Badura Avenue and Jones Boulevard to 149 feet where 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 22% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7020 Jones Boulevard
- Site Acreage: 1.78
- Project Type: Gasoline station and retail building (convenience store)
- Number of Stories: 1

- Building Height (feet): 19.5 (gasoline station canopy)/29.5 (retail building)
- Square Feet: 4,425 (retail building)/5,512 (gasoline station canopy)
- Parking Required/Provided: 18/19
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a proposed gasoline station canopy and retail building (convenience store) that will be accessible directly from Jones Boulevard and Badura Avenue, directly north of the existing Jones Boulevard Marketplace. The retail building (convenience store) is depicted as being centrally located on the eastern half of the site, while the gasoline station canopy is located on the western half of the site. The retail building (convenience store) is located 84 feet from the southern property line and 20 feet from the eastern property line. The fuel canopy will feature 10 gasoline pumps and will be 73 feet west of the convenience store, 61 feet from Jones Boulevard, and 74.5 feet from Badura Avenue. Additionally, the fuel canopy is located 165.5 feet from the nearest residence to the west of the site, thus requiring a use permit. Parking for the retail building (convenience store) is located directly to the west and north of the storefront, and a trash enclosure is also being proposed to the south of the building.

Landscaping

The plan depicts all required street landscape trees provided on the back side of the proposed detached sidewalks along Jones Boulevard and Badura Avenue. Street landscaping shrubs are provided on the front sides of the detached sidewalk along both streets. The landscaping along Jones Boulevard and Badura Avenue are a mix of medium and large trees planted 20 feet on center.

Additionally, a landscape buffer at a minimum of 19 feet wide has been provided along the southern property line separating the proposed gasoline station and convenience store from the existing shopping center to the south. Additionally, a double row of evergreen trees are depicted as being planted 20 feet on center within the landscape strip on the southern property line, but the required 8 foot high wall has not been provided. Instead, the applicant is utilizing a 6 foot retaining wall that is already in place at the property line. There is also a landscape strip at a minimum of 11 feet wide along the eastern property line. This landscape strip contains a mixture of medium trees and shrubs.

Elevations

The plans for the proposed gasoline station canopy depict the structure as being 19.5 feet high and constructed of aluminum composite and metal paneling.

Elevation plans for the proposed retail building (convenience store) depict the building as being 29.5 feet high, finished with various architectural features such as painted metal paneling, glazed windows, stone veneer, and wooden posts supporting a staggered awning above the entrance.

Floor Plan

The plan for the convenience store depicts a 4,425 square foot retail building (convenience store) consisting of sales floor area, restrooms, equipment and storage areas, a walk-in cooler, and a

food preparation area. The entrance is on the west side of the building. The fuel canopy is depicted as being 5,512 square feet, with no interior rooms or structures other than fuel pumps.

Applicant's Justification

The applicant states the 165.5 foot separation between the proposed gasoline station canopy and the residential development to the west where 200 feet is required is negated by Jones Boulevard separating the 2 uses. The applicant also states their waiver for the required 8 foot high screen wall arises out of the existing condition of the site. Currently, there is a 6 foot high screen wall that separates the subject site and the property to the south. The applicant states this existing retaining wall acts as a screen wall, and they will still provide the required landscaping between the 2 sites. The applicant indicates the reduced throat depth is necessary to accommodate access for emergency vehicles and to maintain the minimum required radius. The reduced departure distance is being requested due to the location of the subject parcel and the frontage limitation along Badura Avenue. Finally, the applicant states their site design incorporates many of the Clark County Sustainability requirements, including cool roofs, shade structures at entrances, and water efficient landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0332	Vacated and abandoned a portion of right-of-way being Jones Boulevard - recorded	Approved by PC	June 2019
WS-1058-17	Modifications to an approved convenience store and gasoline station with waivers of development standards for roof variation and alternative landscaping	Approved by BCC	January 2018
UC-0751-17	Convenience store and gasoline station	Approved by BCC	October 2017
ZC-0089-06	Reclassified 71.1 acres, including the subject site, to M-D zoning with waivers of development standards to increase the height of signs and increase the area of monument signs and a design review for signs in conjunction with a commercial and industrial development	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Commercial shopping center
South	Business Employment	CG	Commercial complex
East	Business Employment	IP	Office/warehouse development
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

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

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 Permit

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.

A special use permit is required to locate a gasoline station closer than 200 feet from an area subject to residential adjacency. The separation from gasoline stations to residential developments required by Code is set in place to ensure that air quality for the surrounding residences is maintained and noise levels are kept at a minimum. The use permit request to reduce the required separation from the residential development to the west contradicts this reasoning. Additionally, Goal 3.1 of the Master Plan states the following: "Maintain air quality at a level that protects public health and improves visual clarity." Staff is concerned that reducing the distance between the gasoline station and the existing residential development may have potential health impacts due to a reduction in air quality.

Moreover, this request is a self-imposed hardship; the site could potentially be redesigned to relocate the gasoline station canopy to the east side of the site and the convenience store to the west side of the site. Doing so would increase the separation between the existing residential development and the gasoline station canopy and buffer the canopy with a building. In this case, the use permit could potentially be eliminated. For these reasons, staff cannot support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff acknowledges the importance of Code compliant landscaping buffers and the standard 8 foot high decorative screen wall. However, in this case, the applicant is proposing to use an existing 6 foot high retaining wall. The applicant is proposing to install the landscaping that would be required with the landscape buffer, and the required 8 foot wall would instead be replaced by the existing 6 foot high retaining wall. Furthermore, the 2 extra feet of screen wall

height that would need to be added would only screen a restaurant drive-thru lane and a parking area. In this case, staff finds that the reduction in screen wall height will not negatively impact the property to the south. Staff has no objection to this request, however, since staff is not supporting the use permit or design review requests, staff cannot support this waiver.

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.

In general, any development poses the opportunity to provide visually appealing architecture and needed services for surrounding communities. In this case, staff finds that the design of the convenience store provides multiple architectural features and meets the intent of Code, but the fuel canopy does not. Staff finds that the design of the proposed fuel canopy does not provide 4 sided architecture, and in general lacks many of the required design standards for the elevations that face Badura Avenue and Jones Boulevard. Additionally, it is possible that the site could have been redesigned as stated previously to allow a greater separation between the fuel canopy and the residential development to the west or to eliminate the required use permit altogether. Along with the reasons stated, staff does not support the use permit or waivers of development standards requests for this project, therefore staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2a & #2b

Staff cannot support the request to reduction of throat depths for the commercial driveways. With this design, there is no defined area for vehicles to exit the right-of-way and enter the site without obstructions. Vehicles trying to access the fuel pumps would turn into immediate conflicts with other drivers causing stacking in the right-of-way.

Waiver of Development Standards #2c

Staff has no objection to the reduction in the departure distance for the Badura Avenue commercial driveway. The applicant placed the driveway as far east as the site will allow. However, since staff cannot support in its entirety, staff cannot support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on

petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

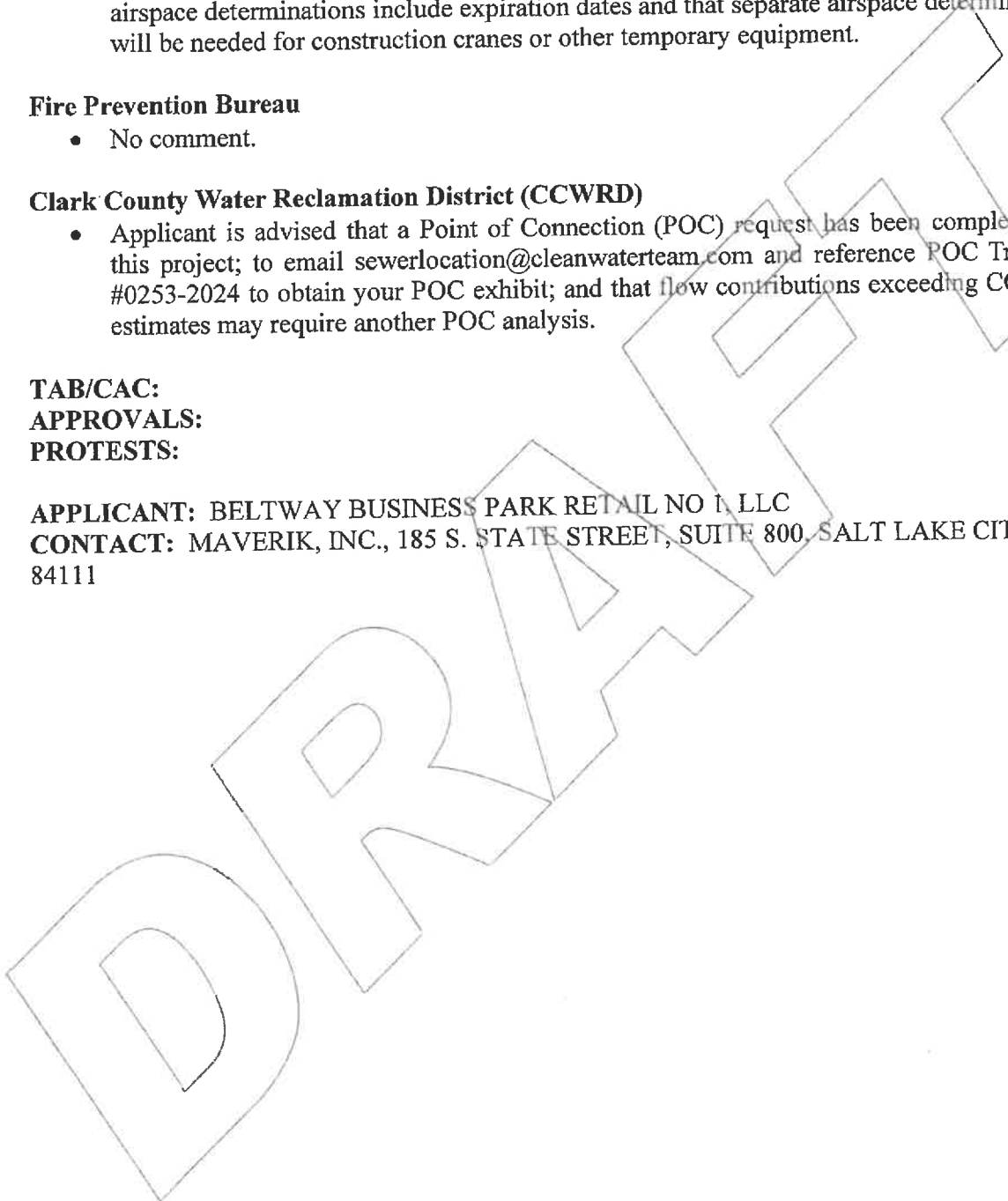
- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0253-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BELTWAY BUSINESS PARK RETAIL NO 1, LLC
CONTACT: MAVERIK, INC., 185 S. STATE STREET, SUITE 800, SALT LAKE CITY, UT 84111





Department of Comprehensive Planning Application Form

25A

ASSESSOR PARCEL #(s): 176-01-301-019

PROPERTY ADDRESS/ CROSS STREETS: Jones Blvd / Badura Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Request for Use Permit, Design Review and Waiver Applications.

PROPERTY OWNER INFORMATION

NAME: BELTWAY BUSINESS PARK RETAIL NO 1 L L C
 ADDRESS: 2300 W SAHARA AVE STE 550
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89102
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Maverik, Inc - Richard Piggot
 ADDRESS: 185 South State Street, Suite 800
 CITY: Salt Lake City STATE: UT ZIP CODE: 84010 REF CONTACT ID # _____
 TELEPHONE: 801.865.4212 CELL _____ EMAIL: rich.piggot@mavonck.com

CORRESPONDENT INFORMATION

NAME: Mariah Prunchak - Westwood Professional Services
 ADDRESS: 5725 W Badura Ave #100
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702.284.5300 CELL 702.284.5300 EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

THOMAS A. THOMAS
Property Owner (Print)

9-17-2024
Date

DEPARTMENT USE ONLY

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

APPLICATION # UC-24-0720 ACCEPTED BY DD
 PERMITTING DATE X DATE 12/05/2024
 BOARD MEETING DATE 02/05/2025 Fee - \$1,800
 LABEL LOCATION Enterprise DATE 01/15/2025

Maverik at Jones & Badura (MAV2401)

November 20, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

RE: Justification Letter for a Design Review, Waiver of Development Standard and Use Permit (1.78+/- acres; APN: 176-01-301-019)

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Maverik, Inc, respectfully submits this justification letter with an application for a Design Review (DR), Use Permit and Waiver of Standards for the proposed commercial development.

Project Description

The 1.78-acre parcel located within Clark County Jurisdiction, located at the southeast corner of Jones Boulevard and Badura Avenue intersection. The parcel is in the Industrial Park (IP) zone and has planned Business Employment (BE) land use. The adjacent parcels to the east and south are zoned Industrial Park (IP), and Commercial General (CG) respectively.

Waiver of Standard – CCAUSD 222.1 – Throat Depth Reduction

The project proposes a waiver of standard CCAUSD 222.1 to allow reduced throat depth of 10.26ft where 25-ft is required at the Jones Boulevard driveway. This is required to accommodate fire access trucks and keep the minimum radius required.

Waiver of Standard – CCAUSD 222.1 – Throat Depth Reduction

The project proposes a waiver of standard CCAUSD 222.1 to allow reduced throat depth of 2.8-ft where 25-ft is required at Badura Avenue driveway. This is required to accommodate fire access trucks and keep the minimum radius required.

Waiver of Standard – CCAUSD 222.1 – Departure Distance Reduction

The project proposes a waiver of standard CCAUSD 222.1 to allow a reduced Departure Distance from the Jones and Badura intersection to the Badura Avenue driveway. The required distance is 190-ft; a reduced distance of 154.86-ft is being requesting due to the subject parcel location and frontage limitation along Badura Avenue.

Waiver of Standard – Title 30 – 30.04.02(C)(1)(i)

The project proposes a waiver of standard 30.04.02(C)(1)(i) to remove the 8-ft decorative screen wall requirement at the southern property boundary. The request to remove the requirement is due to the existing condition which currently has a 6' max retaining wall in place and both sites support compatible businesses (gas station/convenience store and fast-food restaurant). Due to

the difference in zoning, the intense landscape buffer will still be provided in accordance with 30.04.02(B)(1)(iv) and 30.04.02(C)(2).

Use Permit – Title 30 - 30.06.05(D)

The project requests a Use Permit to allow the proposed fuel canopy to be within 200-ft of a residential zone. The required distance from residential is 200-ft; a reduction to 165.98-ft is being requested with this use permit. Since the project site is separated by Jones Boulevard (100' right-of-way), the reduced distance does not negatively affect the single-family residential subdivision.

Design Review

Site Plan

The project is composed of a 4,425 SF convenience store, 10 gasoline pump islands, an air station, and underground fuel tanks. The site is aligned so that the front façade of the convenience store faces west, parallel to Jones Boulevard. Two pedestrian walkways have been provided to convey customers from the Badura Avenue driveway and from the fuel canopy to the building.

The project is proposed to be constructed as one phase. There will be two ingress/egress driveways, one on Jones Boulevard and the other on Badura Avenue.

Jones Boulevard (public ROW) is an existing 95-ft to 100-ft right-of-way. This project proposes the construction of curb, gutter, and a 15-ft landscaping section with a detached 5-ft sidewalk along the frontage of Jones Boulevard in addition to 309-ft of tack-on-median to restrict left turns across traffic.

Badura Avenue (public ROW) is an existing 85-ft right-of-way. This project proposes construction of curb, gutter, and a ±19.5-ft landscaping section with a detached 5-ft sidewalk along the frontage of Badura Avenue. Please refer to the street sections for the adjacent public roads and cross sections showing preliminary grading across the site from north to south and east to west.

Landscape

Improvements to the landscape have been made per the updated Title 30 to provide more trees with water efficient planting. We have provided coverage for at least 50% of the paved parking area and have provided more landscape area which will allow for a more aesthetically pleasing development. An alternative landscape plan is being requested given the landscaping does not meet all of the requirements as required by code. Please refer to the revised landscape plan provided.

Architecture

The planned architecture for the project includes a one-story convenience store of 4,425 SF. The building height is 29'-1". Additionally, the fuel dispensing area is covered by a 19'-3" high canopy.

Improvements have been made to the architectural layout per the updated Title 30. These improvements include construction of "cool roofs" and shade structures to provide additional coverage at the entrances, windows, and ADA locations adjacent to the building.

Parking

18 parking stalls are required for the 4,425 SF convenience store (please refer to SP-1 for parking requirement by use type). 19 total parking stalls have been provided, 2 of which are ADA accessible. 13 stalls are located along the frontage of the building and the remainder along the side of the building. Both ADA parking stalls have adjacent access to the building.

Setbacks

The building setbacks for the convenience store are as follows:

Front: 20 feet required (188.60 feet provided)

Side (Interior): N/A

Side (Street): 20 feet required (114.92 feet provided)

Rear: N/A

The setbacks for the fuel island canopy are as follows:

Front: 66.00 feet

Side (Interior): 74.07 feet

Side (Street): 74.57 feet

Rear: 147.57 feet

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Thai Tran, PE
Project Manager

CC:
Tanya Steadham, Westwood

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0706-SILVER CREEK II, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) allow higher activity areas (parking) of development adjacent to a residential district; and 3) allow modified driveway design standards.

DESIGN REVIEW for a proposed retail building on 1.12 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Warm Springs Road and Tenaya Way within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:
176-10-113-002

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the width of the landscape buffer along a portion of the west property line to zero feet where a 15 foot wide landscape buffer strip with a double row of evergreen trees is required per Section 30.04.02C (a 100% reduction).
 - b. Eliminate a decorative screen wall along a portion of the west property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
 - c. Allow small and medium semi-evergreen trees along a portion of the west property line where a double row of evergreen trees is required per Section 30.04.02C.
2. Allow higher activity areas (parking) of development adjacent to a residential district where not permissible per Section 30.04.06G.
3. Reduce the throat depth along Tenaya Way to 12 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 52% reduction).

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 1.12
- Project Type: Retail building
- Number of Stories: 1
- Building Height (feet): 27

- Square Feet: 12,500
- Parking Required/Provided: 36/40
- Sustainability Required/Provided: 7/6.5

Site Plans

The plans depict a 12,500 square foot retail building located in the southwest corner of the subject site, set back 106 feet from the north property line, 83 feet from the east property line, and zero feet from the south and west property lines. The site is located on the southwest corner of Warm Springs Road and Tenaya Way, with two-way, 39 foot wide driveways depicted along each street. The minimum throat depth of 25 feet is provided for the driveway from Warm Springs Road, and a reduced throat depth of 12 feet, 7 inches is depicted for the driveway from Tenaya Way. A single, two-way drive aisle meanders through the site and parking area, maintaining a 26 foot wide drive aisle width.

Parking is provided in the north portion of the site and meets the minimum parking requirements of Title 30. However, the parking area is a higher activity area and is not screened from the adjacent residential development to the west per Title 30, requiring a waiver of development standards. An outdoor patio seating area is shown on the east side of the building, and a 5 foot wide pedestrian walkway connects the east portion of the parking lot to the building entrance. The trash and recycling enclosure is provided in the northeast corner of the site.

Landscaping

The plans depict detached sidewalks along both Tenaya Way and Warm Springs Road, featuring a 5 foot wide landscape strip on the street side landscape area and a varied interior landscape strip that maintains 10 feet in width. Medium trees are provided in the interior landscape area, generally spaced 20 feet apart with some located closer to one another, along with numerous shrubs. Parking lot landscaping features small and medium trees, with landscape finger islands provided in the parking area along the north side of the building. Additional shrubs are provided in the front and along the east side of the building. The west side of the site is adjacent to a multi-family residential development, which subjects this area to the Title 30 buffering and screening requirements of a 15 foot wide landscape area with a double row of evergreen trees planted offset from one another, spaced 20 feet apart on center, along with an 8 foot high decorative screen wall. The applicant is proposing an 8 foot high decorative CMU wall with a landscape buffer area that is 25 feet, 8 inches wide for the portion along the parking lot. The landscape buffer features a double row of small evergreen and medium semi-evergreen trees spaced 20 feet apart on center in each row, along with additional shrubs. The landscape area is reduced to 9 feet in width, with no trees provided, along the northwest side of the building entrance. The decorative CMU wall and landscape area both terminate where the building begins, with no additional landscaping provided along the west side of the building.

Elevations

The plans depict a one-story, 27 foot high building with a flat, variable roofline. The front of the building provides several storefront entries, featuring a stucco finish with a painted steel overhang. The east side of the building faces Tenaya Way, and has a CMU block wall portion that transitions into a stucco and composite cladding storefront portion with a steel overhang that extends over an outdoor seating area. The west side of the building faces the adjacent residential

properties, primarily featuring a CMU block wall, along with stucco and steel portions. The south side of the building, which faces the mini-warehouse building to the south, is a CMU block wall without any decorative enhancements.

Floor Plans

The applicant states that the 12,500 square foot retail building will initially feature an open layout, with individual suites being built based on future tenant needs and configuration.

Applicant's Justification

The applicant states that the proposed landscape buffer along the west side of the site, adjacent to residential properties, extends for an 85 foot long portion to 26 feet in width where 15 feet is required. The buffer is reduced to 10 feet in width for a 30 foot long portion, before the buffer terminates in the southwest corner of the site. The applicant states that this matches what was previously approved via DR-0874-07. The additional landscape buffer will mitigate the impacts of the parking lot on the adjacent residential properties. Pedestrian connectivity is provided along Tenaya Way through the parking lot. The south elevation of the building will not be visible from the street and will feature a standard CMU wall, while the west elevation features enhancements so as not to be a blank wall. Lastly, the applicant states that the proposed design is harmonious with the area with the proposed use being consistent with area development.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0720-15	Waiver to appeal the administrative denial of an off-site improvement bond extension of time	Approved by BCC	January 2016
DR-0874-07 (ET-0203-09)	Design review first extension of time for a shopping center - expired	Approved by BCC	September 2009
DR-0874-07	Shopping center - expired	Approved by BCC	September 2007
WS-1253-06 (ET-0107-07)	Waiver of development standards first extension of time to extend off-site improvement bonds	Approved by BCC	July 2007
DR-1385-06	Retail building and a remodel of a portion of the existing building - expired	Approved by BCC	November 2006
WS-1253-06	Waiver of development standards to allow an extension of time for off-site improvement bonds	Approved by BCC	October 2006
VS-1052-06	Vacated and abandoned a portion of right-of-way being Warm Springs Road	Approved by PC	September 2006
TM-0298-06	Commercial subdivision	Approved by PC	August 2006
WS-1843-04	Waiver of development standards to permit recreational vehicle and boat storage for increased wall height	Approved by PC	November 2004
VS-1601-03	Vacated and abandoned easements of interest	Approved by PC	November 2003

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0437-03	Commercial subdivision	Approved by PC	November 2003
WS-1206-03	Waivers of development standards for metal siding and roof pitch	Approved by BCC	September 2003
ZC-0927-01	Reclassified from R-E to C-1 zoning for a shopping center and mini-warehouse facility, with a use permit for a mini-warehouse facility with recreational vehicle storage	Approved by BCC	October 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Office building
South	Neighborhood Commercial	CG	Mini-warehouses
East	Neighborhood Commercial	CG	Restaurants & retail
West	Neighborhood Commercial	RM18	Multi-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff can appreciate the applicant's provision of an 8 foot high decorative CMU wall and 25 foot wide landscape buffer area with small and medium trees along a portion of the west property line where a 15 foot wide landscape area is required adjacent to multi-family residential development. However, the proposed decorative screen wall and landscape buffer are only provided along the parking area, terminating at the front of the proposed retail building. Additionally, the applicant is proposing Texas Ebony trees, which are semi-evergreen, where evergreen trees are required. Staff finds that the lack of a buffer along the southwest portion of the site may have adverse effects on the adjacent residential properties. Additionally, this is an undeveloped site that could be redesigned to accommodate a full landscape buffer that meets the Title 30 requirements, making this a self-imposed hardship. Although the mini-warehouse

development to the south also does not meet the buffering and screening requirements of Title 30, that site was developed prior to the multi-family residential development to the west, so it was not subject to such standards. For these reasons, staff cannot support these requests.

Waiver of Development Standards #2

While not meeting the specific requirements of Title 30 regarding evergreen trees being planted for the landscape buffer area, staff finds that the proposed 8 foot high decorative CMU wall and 25 foot wide landscape area with small and medium trees would provide a suitable buffer between the parking area and adjacent multi-family residences. However, since staff is not supporting waiver of development standards, staff cannot support this request.

Design Review

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

Staff has concerns about the location and design of the retail building, along with the inadequate buffering and screening along the west property line. First, the building extends up to the west property line, which is adjacent to multi-family residences. The proposed size and location of the building prevents the applicant from meeting the buffering and screening requirements of Title 30, as there is not enough space left for a 15 foot wide landscape area to be provided on the west side of the building. Furthermore, the west and south building elevations lack the architectural articulations required by Title 30. Staff is not concerned by the lack of such enhancements on the south building elevation since that side will only face the existing mini-warehouse development to the south. However, the west building elevation faces the adjacent residential development, and the negative impact potentially caused by the lack of articulation is exacerbated by the absence of a landscape buffer and screen wall on this portion of the site. Ultimately, this is an undeveloped site that could be redesigned to meet the requirements of Title 30 to minimize the potential adverse effects on the adjacent residences. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to reduce the throat depth for the commercial driveway on Tenaya Way. Staff finds that the trash enclosure next to the driveway will create stacking in the right-of-way when a trash truck is present.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements maybe required;
- Relocate the trash enclosure away from the Tenaya Way driveway.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@clearwaterteam.com and reference POC Tracking #0331-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

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

APPLICANT: JAMES SMITH

**CONTACT: JAMES SMITH, 10120 W. FLAMINGO ROAD, SUITE 4-203, LAS VEGAS,
NV 89147**

WS-24-0706



Department of Comprehensive Planning Application Form

26A

ASSESSOR PARCEL #(s): 176-10-113-002

PROPERTY ADDRESS/ CROSS STREETS: SW CORNER WARM SPRINGS/TENEYA

DETAILED SUMMARY PROJECT DESCRIPTION

Update to a previously approved Design Review DR-0874-07
For a Retail Shopping Center Located @ Warm Springs Rd & Tenaya Way

PROPERTY OWNER INFORMATION

NAME: Silver Creek LLC
ADDRESS: 10120 W Flamingo #4-203
CITY: Las Vegas STATE: NV ZIP CODE: 89147
TELEPHONE: _____ CELL 702 321 6000 EMAIL: JAMES@SBRLV.NET

APPLICANT INFORMATION (must match online record)

NAME: JAMES P SMITH
ADDRESS: 10120 W FLAMINGO # 4-203
CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702 321 6000 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: same
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

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

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

James P Smith
Property Owner (Signature)

James P Smith, MANAGER
Property Owner (Print)

11-5-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0706
PC MEETING DATE _____
BCC MEETING DATE 2-5-25
TAB/CAC LOCATION Enterprise

ACCEPTED BY MH
DATE 12-4-24
FEE \$ 11,300

DATE 1-15-25

November 26, 2024

VIA EMAIL

CLARK COUNTY
500 S GRAND CENTRAL PKWY
LAS VEGAS, NV 89155

***Re: Justification Letter – Design Review & Waivers of Development Standards
APR 24-100753
APN: 176-101-13-002 (SWC of Warm Springs and Tenaya Way)***

To Whom It May Concern:

The proposed site is located on approximately 1.12 acres and generally located on the southwest corner of Warm Springs and Tenaya. The property is more particularly described as Assessor's Parcel Number: 176-101-13-002 (the "Site"). The Applicant is requesting an update to a Design Review which was previously approved under DR-0874-07.

On October 1, 2024, Public Works completed their review and accepted our application.

PLANNED LAND USE

The Site is currently planned NEIGHBORHOOD commercial.

*To the north of the Site across Warm Springs is Corridor Mixed Use (CM) and General Commercial (CG).

*To the east of the Site is Commercial General.

*To the west of the Site is Multi-Family 18.

The Applicant is proposing to develop an approximately 12,500 square foot inline, one - story retail center. The floor plan will be built with a "grey" shell. Individual suites will be built based on tenant needs and configuration. The elevation has been altered for a more contemporary aesthetic. While completing the offsites in 2017, Erik Denman [Public Works], indicated that the approved driveway on Warm Springs would be in conflict with a previously installed LVVWD Water valve, and that he would grant us some leeway when the applicant begins construction.

Applicant is requesting the following Waiver of the Design Standards:

[A]Throat depth for the north side of the Tenaya Way existing driveway from the required 25' to 12'-7" [per Uniform Standard Drawing 222.1]

[B]Buffering & Screening [30.04.02C] - Altering the landscape buffer requirement of 15' along the west property line to the Apartment Buildings to the west. This area covers apx 2550 sf of landscape.

Our Proposal is to increase our requirement from 15' to 26.5' for apx 85' in length from Warm Springs Road. The buffer then goes to 10' in width by 30' in length. This area is calculated at 2,553 sf. The *same* as the original plan's requirements. These trees will be evergreen and centered 20' apart and will be in a double row format.

We have submitted this proposal of the buffer requirement to Commissioner Naft's office who informed us that it would be ok to proceed with our proposal for review.

[C]Residential Adjacency [30.04.06G] – the main west entrance and parking zone will be in an area affected by the Residential Adjacency [Orientation]. We have provided for an additional landscape buffer [see waiver{A}].

Applicant is requesting the following Design Reviews:

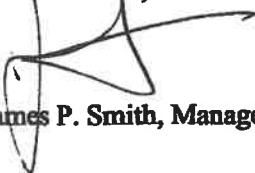
[D]Pedestrian Connectivity [30.04.05D] - We are providing a single access for pedestrians along Tenaya Way [in lieu of a 2nd access at the west side of the property]. This intersection is a fully signaled intersection and the vast majority of pedestrians will access the center via this route since it is on the southwest corner of this intersection.

[E]Building Standards [30.04.05G] - the south elevation is built along an existing structure and will not be seen from street. This wall will be a standard CMU wall. The west elevation will only be seen from any right-of-way only at an extreme angle. We have proposed adding some additional stucco and different relief options so this wall will 'not' be considered a blank wall.

Therefore, we feel the requested Design Review is harmonious with the area as the proposed use is consistent with the development in the area.

We thank you in the advance for your time and consideration. Should you have any questions or concerns, please feel free to contact me.

Silver Creek I, LLC



James P. Smith, Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-24-400053 (ZC-0708-16)-BARTSAS MARY 10, LLC:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) 8 foot high wall to include metal fencing on top and to be constructed on the eastern property line; and 2) intense landscaping consisting of 4 inch caliper trees to be provided on the south property line in conjunction with an existing shopping center on 5.11 acres in a CG (Commercial General) Zone.

Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/ng (For possible action)

RELATED INFORMATION:

APN:

177-33-111-002 through 177-33-111-005

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 10508 Las Vegas Boulevard South, 10520 Las Vegas Boulevard South, 10540 Las Vegas Boulevard South, & 47 Cactus Avenue
- Site Acreage: 5.11
- Project Type: Shopping center
- Number of Stories: 1
- Square Feet: 33,360
- Parking Required/Provided: 134/191

History & Request

The site was previously reclassified from H-1 and H-2 to C-2 (now CG) zoning via ZC-0708-16 for a proposed shopping center featuring restaurants, retail, a convenience store, vehicle wash, and gasoline station. At the time of approval, the properties to the east were zoned R-E (RNP-I) and the properties to the south were zoned H-2. Since approval, the applicant has acquired the adjacent properties to the east (APNs 177-33-102-008 and 177-33-102-002), and a Plan Amendment (PA-18-700013) was approved to redesignate the land use category of these properties to Commercial Neighborhood (now Neighborhood Commercial). Additionally, the properties to the south have been rezoned to CG (Commercial General) for commercial development via ZC-21-0119; application has a current commence by date of May 5, 2025. The applicant is now requesting to waive the condition of approval requiring an 8 foot high wall to

include metal fencing on top along the east property line since the adjacent properties will ultimately be developed as commercial. The applicant is also requesting to waive a condition requiring intense landscaping consisting of 4 inch caliper trees on the south property line, since the adjacent properties are currently approved to be developed as commercial. The applicant is proposing a 7 foot high wall along the east property line and no additional landscaping along the south property line.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0708-16:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- 8 foot high wall to include metal fencing on top and to be constructed on the eastern property line;
- Intense landscaping consisting of 4 inch caliper trees to be provided on the south property line;
- Cross access to be provided to the parcel to the south for future development;
- 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 approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval.

Public Works - Development Review

- Execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include additional 5 feet to back of curb for Cactus Avenue and associated spandrel;
- Applicant to dedicate the necessary portion of Las Vegas Boulevard South (200 feet);
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.
- Applicant is advised that the installation of detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Southern Nevada Health District (SNHD) - Septic

- The existing residential septic system located on the property will need to be abandoned in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD has completed a Point of Connection (POC) request for this project; and to please contact the CCWRD at sewerlocation@cleanwaterteam.com and reference POC Tracking #000578-2016.

Applicant's Justification

The applicant states that the conditions of approval requiring an 8 foot high wall with metal fencing along the east property line and intense landscaping consisting of 4 inch caliper trees along the south property line are no longer necessary due to significant changes in circumstances since approval of the original application. The applicant has purchased the 4 properties to the east side of the subject site, with the planned land use category for the northern 2 of the parcels now being commercial. The applicant is proposing a 7 foot high wall without metal fencing along the east property line. The parcels to the south of the site have since been rezoned to commercial and are in process of being developed for a hotel, which means that these properties will not feature a less intensive use. Therefore, the intense landscape buffer is no longer advisable.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500063	1 lot commercial subdivision	Approved by PC	July 2021
UC-0883-17	Reduced setback for a vehicle wash	Approved by PC	December 2017
ZC-0708-16	Reclassified from H-1 and H-2 to C-2 zoning for a shopping center	Approved by BCC	January 2017
VS-0709-16	Vacated and abandoned patent easements and a portion of right-of-way	Approved by BCC	January 2017
UC-0552-14	Shopping center with retail, restaurants, and tavern - expired	Approved by BCC	August 2014
VS-0553-14	Vacated and abandoned patent easements and a portion of right-of-way - expired	Approved by BCC	August 2014
ZC-0739-05	Reclassified from H-2 to H-1 zoning	Approved by BCC	December 2005
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
UC-0391-04	Car wash in conjunction with a previously approved convenience store with gasoline pumps and a fast food restaurant with a drive-thru - expired	Approved by PC	April 2004
UC-1504-99 (ET-0276-02)	Second extension of time for a use permit for a combination convenience store with gasoline pumps and fast food restaurant with a drive-thru - expired	Approved by PC	October 2002

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1504-99 (ET-0380-00)	First extension of time for a use permit for a combination convenience store with gasoline pumps and fast food restaurant with a drive-thru - expired	Approved by PC	November 2000
UC-1504-99	Combination convenience store with gasoline pumps and fast food restaurant with a drive-thru	Approved by PC	November 1999
UC-1814-96	Motel - expired	Denied by PC	December 1996
UC-1215-96	Child care center - expired	Approved by PC	August 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG	Convenience store with vehicle wash & gasoline station & undeveloped
South	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	CG & RS20 (NPO-RNP)	Undeveloped & single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Entertainment Mixed-Use	CR	Undeveloped

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

Related Applications

Application Number	Request
WS-24-0662	A waiver of development standards for street landscaping is a related 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

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff finds that the request to waive the conditions of approval requiring an 8 foot high wall with additional metal fencing on top along the east property line is reasonable since the applicant has acquired the 2 properties adjacent to the east side of the subject site. The northern pair of

properties to the east (APNs 177-33-102-008 and 177-33-102-002) now have a planned land use of Neighborhood Commercial with RS20 zoning per PA-18-700013. Therefore, staff finds that an 8 foot high wall with additional metal fencing on top of the wall is no longer needed adjacent to APN 177-33-102-008. Additionally, although the planned land use category for the southern pair of parcels (177-33-102-010 and 177-33-102-005) to the east of the subject site remains Ranch Estate Neighborhood, the applicant currently owns the 2 parcels so staff agrees the condition is no longer necessary for this area either. Staff also finds the request to waive the condition for an intense landscape buffer consisting of 4 inch caliper trees along the south property line to be reasonable, as the zoning for the properties to the south has changed to commercial and an application for a hotel (ZC-21-0119) has been approved. Thus, the intense landscape buffer along the south property line is no longer necessary. Therefore, staff can support both requests.

Staff Recommendation
Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KUSHROW ROOHANI

CONTACT: KUSHROW ROOHANI, 9500 HILLWOOD DRIVE, SUITE 201, LAS VEGAS, NV 89134



Department of Comprehensive Planning Application Form

27A

ASSESSOR PARCEL #(s): 177-33-111-002, 003, 004 & 005

PROPERTY ADDRESS/ CROSS STREETS: LAS VEGAS BLVD & CACTUS

DETAILED SUMMARY PROJECT DESCRIPTION

X Waiving Barb Wire for block wall; reason being there is an opening in the wall for NV Energy to access the site. Also Holiday Inn Express is to South & I have bought & zoned property E + zoned commercial. OK!

PROPERTY OWNER INFORMATION

NAME: BARTSAS MARY IO, LLC
 ADDRESS: 10181 PARK RUN, Suite 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89145
 TELEPHONE: 702-366-0103 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

X NAME: Khusrow Roohani
 ADDRESS: 9500 Hollywood Drive
 CITY: Las Vegas NV STATE: NV ZIP CODE: 89134 REF CONTACT ID # 169060
 TELEPHONE: 702-823-2300 CELL: _____ EMAIL: sewnvalleyrealty@yahoo.com

CORRESPONDENT INFORMATION (must match online record)

X NAME: _____
 ADDRESS: SAME
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID #: _____
 TELEPHONE: _____ CELL: _____ EMAIL: _____

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

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

Sharon Pruse MARY BARTSAS IO, LLC
 Property Owner (Signature)* Property Owner (Print) Date 5-2-2024
SHARRON PRUSE, ARRON HANSEN

DEPARTMENT USE ONLY:

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

APPLICATION # (E) WC-24-40053 ACCEPTED BY DD
 PC MEETING DATE X DATE 05/02/2024
 BCC MEETING DATE 07/03/2024 FEE \$800
 TAB/CAT EDUCATION Enterprise DATE 06/12/2024

May 1, 2024

Clark County Department of Comprehensive Planning

500 S. Grand Central Parkway

Las Vegas, NV 89155

WC-24-400053

To Whom it May Concern,

On behalf of K. Roohani and Mary Bartsas 10, LLC, the applicant for the referenced shopping center, we are requesting a waiver of conditions on ZC-16-0708. The specific condition is the Current Planning condition #2 that states "8-foot-high wall to include metal fencing on top and to be constructed on the eastern property line." This request is not intended to waive or eliminate the condition but rather to modify the language based on changed circumstances to the sight and adjacent parcels. The subject parcel is 5.1 acres, zoned C-2, and located at the SE corner of Las Vegas Boulevard South and Cactus Avenue. By way of background, the project was originally approved in January 2017, with a number of conditions of approval.

The original condition was imposed on the shopping center request, in part, to minimize impacts to the adjacent RNP properties to the east. Since then, there are changed circumstances that merit a modification to the condition. At the time of the hearing, Mr. Roohani was in the process of acquiring the adjacent parcels directly to the east and one of the parcels is now master planned for commercial uses. Therefore, it is our intent to modify the condition to restrict the height to seven (7) feet and eliminate the metal fencing on top adjacent to the property that is still master planned RNP and eliminate the requirement for the wall adjacent to the parcel that is planned for the commercial development. If the applicant proceeds with a commercial development on the parcel that is master planned for commercial development, the wall will no longer be needed. Therefore, we contend that the condition will no longer fulfill its intended purpose and would request consideration of this request.

*I am also asking the condition for intense landscaping since I already purchased the property to East + zoned commercial & the Object
Thank you for your consideration. *waiver landscape will no longer needed.**

Sincerely,



K. Roohani

The south parcel is zoned + ready to build Holiday Inn Express + intense landscaping will not be advisable.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0662-BARTSAS MARY 10, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) allow alternative plant types in conjunction with an existing shopping center on 5.15 acres in a CG (Commercial General) Zone.

Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-33-111-002 through 177-33-111-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce street landscaping along Las Vegas Boulevard South where 1 large tree every 30 feet is required per Section 30.04.01D.
- b. Reduce street landscaping along Cactus Avenue where 1 large tree every 30 feet is required per Section 30.04.01D.
2. Allow alternative plant types that are not included on the Regional Plant List as required per Section 30.04.01D.

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 10508 Las Vegas Boulevard South, 10520 Las Vegas Boulevard South, 10540 Las Vegas Boulevard South, & 47 E Cactus Avenue
- Site Acreage: 5.15
- Project Type: Shopping center
- Square Feet: 33,019
- Parking Required/Provided: 104/215

Site Plan, History, & Request

The site was previously reclassified from H-1 and H-2 to C-2 zoning (now CG) via ZC-0708-16 for a proposed shopping center featuring restaurants, retail, a convenience store, vehicle wash, and gasoline station. Included in ZC-0708-16 were waivers for alternative landscaping along Las Vegas Boulevard South and Cactus Avenue, as well as a waiver to allow non-standard

improvements (landscaping and parking spaces) within the Las Vegas Boulevard South right-of-way. While the site has largely developed as originally approved, the landscaping that has been installed does not match what was previously approved, and does not meet the requirements of Title 30. The applicant is now requesting waivers of development standards to approve the landscaping as it has been installed.

The site plan depicts an existing shopping center consisting of 6 buildings that are a total of 33,019 square feet. Fuel pumps covered by a gas canopy are located in the northeast portion of the site, adjacent to the convenience store and vehicle wash. The site is accessed via 2 driveways along Las Vegas Boulevard South to the west and 2 driveways along Cactus Avenue to the north. Parking is provided throughout the site and meets the requirements of Title 30.

Landscaping

The plans depict 4 large trees, 23 medium trees, and 266 shrubs along Las Vegas Boulevard South and 4 large trees, 4 medium trees, and 81 shrubs along Cactus Avenue. The width of the street landscape areas is variable, matching the width that was previously approved. The parking lot features landscape finger islands consisting of trees and shrubs, with additional landscaping provided along the buildings and parking areas throughout the site. Large trees spaced 20 feet apart are also provided along the east property line. Numerous tree and shrub species are provided along the streets, some of which are not on the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition's Regional Plant List. There is an existing detached sidewalk along Las Vegas Boulevard South and an existing attached sidewalk along Cactus Avenue.

Applicant's Justification

The applicant states that the property has been landscaped in excess of County standards, but does not conform to the specific requirements of Title 30. The applicant contends that the additional shrubs more than off-set the shortage of trees. The applicant is also requesting to allow species of trees and shrubs that are not included on the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition's Regional Plant List, with the justification that the number of plants provided is far in excess of the County's minimum standards.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500063	1 lot commercial subdivision	Approved by PC	July 2021
UC-0883-17	Reduced setback for a vehicle wash	Approved by PC	December 2017
ZC-0708-16	Reclassified from H-1 and H-2 to C-2 zoning for a shopping center	Approved by BCC	January 2017
VS-0709-16	Vacated and abandoned patent easements and a portion of right-of-way	Approved by BCC	January 2017
UC-0552-14	Shopping center with retail, restaurants, and tavern - expired	Approved by BCC	August 2014

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0553-14	Vacated and abandoned patent easements and a portion of right-of-way - expired	Approved by BCC	August 2014
ZC-0739-05	Reclassified from H-2 to H-1 zoning	Approved by BCC	December 2005
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
UC-0391-04	Car wash in conjunction with a previously approved convenience store with gasoline pumps and a fast food restaurant with a drive-thru - expired	Approved by PC	April 2004
UC-1504-99 (ET-0276-02)	Second extension of time for a use permit for a combination convenience store with gasoline pumps and fast food restaurant with a drive-thru - expired	Approved by PC	October 2002
UC-1504-99 (ET-0380-00)	First extension of time for a use permit for a combination convenience store with gasoline pumps and fast food restaurant with a drive-thru - expired	Approved by PC	November 2000
UC-1504-99	Combination convenience store with gasoline pumps and fast food restaurant with a drive-thru	Approved by PC	November 1999
UC-1814-96	Motel - expired	Denied by PC	December 1996
UC-1215-96	Child care center - expired	Approved by PC	August 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG	Convenience store with vehicle wash & gasoline station & undeveloped
South	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	CG & RS20 (NPO-RNP)	Undeveloped & single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Entertainment Mixed-Use	CR	Undeveloped

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

Related Applications

Application Number	Request
WC-24-400053 (ZC-0708-16)	A waiver of conditions of a zone change requiring an 8 foot high wall with metal fencing on top along the east property line and an intense landscape buffer along the south property line is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that the applicant has installed various plant types that are not on the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition's Regional Plant List as required in Title 30. Furthermore, the applicant has installed palm trees on-site, which are prohibited as required landscaping, and thus do not count toward the required landscaping. When accounting for the trees that are permitted by Title 30, the applicant has installed 9 medium trees along Las Vegas Boulevard South and 2 medium trees along Cactus Avenue, which is significantly less than what is required. While staff appreciates the applicant's installation of numerous shrubs to help off-set the tree shortage, staff is nonetheless concerned about the lack of permitted trees along both Las Vegas Boulevard South and Cactus Avenue, as well as the applicant's deviation from the landscaping that was previously approved. For these reasons, staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

CONTACT: KHUSROW ROOHANI, 9500 HILLWOOD DRIVE, SUITE 201, LAS VEGAS, NV 89134

WS-24-0682



Department of Comprehensive Planning Application Form

28A

ASSESSOR PARCEL #(s): 177-33-111-002, 003, 004, 005

PROPERTY ADDRESS/ CROSS STREETS: SEC Las Vegas Boulevard South & Cactus

DETAILED SUMMARY PROJECT DESCRIPTION

This is an application for a waiver to development standard to allow for installed non-standard landscaping at the subject property. This is a companion application to WC-24-400053. The non-standard items are described in the justification letter.

PROPERTY OWNER INFORMATION

NAME: Bartsas Mary 10 LLC
ADDRESS: 10181 Park Run Drive , Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89145
TELEPHONE: 702-366-0103 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Khusrow Roohani
ADDRESS: 9500 Hillwood Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 169060
TELEPHONE: 702-823-2300 CELL: _____ EMAIL: sevenvalleysrealty@yahoo.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Same as applicant
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL: _____ EMAIL: _____

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

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

Property Owner (Signature)*

Sharron Prusse, Manager
Property Owner (Print)

11-7-2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0682
PC MEETING DATE _____
BCC MEETING DATE 1-9-25
TAB/CAC LOCATION Enterprise

ACCEPTED BY MH
DATE 11-19-24
FEES 1300

DATE 12-11-24

30

John David Burke, Architect, a Professional Corporation

November 5, 2024

CLARK COUNTY DEPARTMENT OF CURRENT PLANNING
500 South Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89155-3530

WS-24-0662

Attn: Michael Huling
Re: WC-24-400053, SEC Las Vegas Boulevard & Cactus
Landscape Waiver Application Justification

As per direction from Planning Staff – in order to move the waiver of condition application WC-24-400053 forward, the applicant is submitting today for the approval of a waiver of landscape development standards. The applicant has previously, in good faith, landscaped the subject property far in excess of County standards – but not literally conforming to all aspects of the standard.

For example, County Title 30 standard prior to January 1, 2024) for street frontage requires:

1. One large tree (at maturity will be 40 feet or higher and have a minimum 20 foot spread) is required for each 30 linear feet of street frontage
2. One medium tree (at maturity will have a minimum 20 foot spread) is required for each 20 linear feet of street frontage
3. One small tree (at maturity will have a less than a 20 foot spread) is required for each 10 linear feet of street frontage
4. These distances may be increased by 10 feet if 24 inch box trees are planted instead of 15 gallon trees

Over the cumulative street frontage of 814 feet, Title 30 would require either 28 large trees or 41 medium trees. As an alternative, the applicant is proposing 27 medium trees 8 large trees. The unity calculation would be $8/28 + 27/41 = 94.5\%$ of the minimum tree requirement.

However, for the street frontage shrub requirement – cumulatively for the 814' of street frontage, (3) shrubs are required per 30' = 81 shrubs required. Alternatively, the applicant has installed 343 shrubs in the street frontage which is 423% of the minimum shrub requirement. Our justification is that the great overage of shrubs more than offsets the slightly short count of trees.

Also, we're requesting that species of trees and shrubs other than those specified by the SWNA Regional Plant List be allowed. The same justification we're proposing is that the number of plants provided is far in excess of the County minimum standards.

If you have any questions or comments, please call.

Sincerely,



John David Burke, Architect

PUBLIC HEARING

ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

HOLDOVER ZONE CHANGE to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action)

RELATED INFORMATION:

APN:

177-09-403-023; 177-09-403-026 through 177-09-403-029

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 110 E. Windmill Lane & 8075 Rancho Destino Road
- Site Acreage: 3.89
- Existing Land Use: Single family residences & undeveloped parcels

Applicant's Justification

The applicant indicates that the properties are currently zoned CP and reclassifying the properties to the CG zoning district will better align with the commercial development that will service the neighboring properties. The zone change is justified because the current zoning does not allow for the type of development, such as shops and services, that is needed in this area. The Master Plan identifies the properties as being suitable for Neighborhood Commercial (NC) and proposed reclassification to CG will allow for the type of development that is needed in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0756-01 (ET-0218-04)	First extension of time for a zone change to CRT to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	August 2004
ZC-0756-01	Reclassified the site to a CRT zone to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-24-0673	A waiver of development standards and design review for a commercial development is a companion item on this agenda.
VS-24-0672	A vacation and abandonment of easements is a companion item on this agenda.
TM-24-500146	A tentative map for a commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The properties are planned Neighborhood Commercial (NC) which are areas intended for a mix of retail, restaurant, offices, service commercial, and other professional services. Reclassifying the properties to a CG zone is in conformance with the Master Plan and would allow for development that is compatible with the area that would serve the abutting residential development. East of the site on the north and south sides of Windmill Lane between Rancho Destino Road and Amigo Street are currently 9 parcels that are zoned CG. The reclassification of this site to CG would be a continuation of an existing trend in this area. Approval of this request would comply with Policy 6.1.2 of the Master Plan which encourages planning for a mix of residential and non-residential uses to support a balance of jobs and housing within the Las Vegas Valley. For these reasons, staff finds the request for CG is appropriate for this location.

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:

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-09-403-026 and APN 177-09-403-029; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0502-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 1 card

COUNTY COMMISSION ACTION: January 8, 2025 – HELD – To 01/22/25 – per the applicant.

APPLICANT: PHILLIP REGESKI

CONTACT: PHILLIP REGESKI, 1740 DELL RANGE BOULEVARD, SUITE H-454, CHEYENNE, WY 82009



Department of Comprehensive Planning Application Form

29A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

DETAILED SUMMARY PROJECT DESCRIPTION

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Construct parking onsite. Complete a zone change; a design review; and a final map.

PROPERTY OWNER INFORMATION

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC
ADDRESS: 10016 NETHERTON DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

APPLICANT INFORMATION (must match online record)

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC
ADDRESS: 10016 NETHERTON DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: PHILLIP REGESKI, P.E. PROJECT MANAGER
ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454
CITY: CHEYENNE STATE: WY ZIP CODE: 82009 REF CONTACT ID # _____
TELEPHONE: 307-757-5070 CELL 307-757-5070 EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

Kenn Matonovich
Property Owner (Signature)

KENNETH MATONOVICH
Property Owner (Print)

3/19/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 2C-24-0671
PC MEETING DATE _____
BCC MEETING DATE 1/8/25
TAB/CAC LOCATION enterprise

ACCEPTED BY *[Signature]*
DATE 11/18/24
FEES \$1,200

DATE 12/11/24

2C

24-1107578



JUSTIFICATION LETTER FOR ZONE CHANGE

APR-24-100578

ONE-LOT COMMERCIAL SUBDIVISION

AP 177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

November 1, 2024

Clark County Development Services
Clark County Comprehensive Planning
Clark County, Nevada

INTRODUCTION

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

ZONE CHANGE

The current zoning of this property is Commercial Professional (CP). It is proposed to be revised to General Commercial (CG) to better align with commercial development that will service the neighborhood properties. The proposed change is justified because the current zoning does not allow for the type of development that is needed in this area. The county's master plan identifies this property as being suitable for Neighborhood commercial and the proposed zoning classification of CG will allow for the development of this type of project.

Please call (307-757-5070) or email (pregeski@engalliance.com) me with any questions or concerns.

Respectfully,

Phillip Regeski, P.E.

Project Engineer of Record.

File: JUSTIFICATION LETTER – ZONE CHANGE.pdf
174.1 zone change justification letter 11-1-24.docx

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/sd/kh (For possible action)

RELATED INFORMATION:

APN:

177-09-403-023; 177-09-403-026 through 177-09-403-029

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 3 foot wide to 33 foot wide patent easements on portions of the subject parcels. In addition, the plans also depict the vacation of 5 feet of a right-of-way for Haven Street and Rancho Destino Road. The applicant states these easements are no longer needed for the development of the property and the vacation of right-of-way will allow for the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0756-01 (ET-0218-04)	First extension of time for a zone change to CRT to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	August 2004
ZC-0756-01	Reclassified the site to CRT zoning to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CP	Single-family residential

Related Applications

Application Number	Request
WS-24-0673	Commercial development with waivers of development standards for landscaping, parking, residential adjacency, and an attached sidewalk is a companion item on this agenda.
ZC-24-0671	A zone change from CP to CG is a companion item on this agenda.
TM-24-500146	A tentative map for a commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project. 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS: 1 card

COUNTY COMMISSION ACTION: January 8, 2025 – HELD – To 01/22/25 – per the applicant.

APPLICANT: PHILLIP REGESKI

CONTACT: PHILLIP REGESKI, CHEYENNE, 1740 DELL RANGE BOULEVARD, SUITE H-454, CHEYENNE, WY 82009



Department of Comprehensive Planning Application Form

30A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

DETAILED SUMMARY PROJECT DESCRIPTION

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Construct parking onsite. Complete a zone change; a design review; and a final map.

PROPERTY OWNER INFORMATION

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC
ADDRESS: 10016 NETHERTON DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

APPLICANT INFORMATION (must match online record)

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC
ADDRESS: 10016 NETHERTON DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: PHILLIP REGESKI, P.E. PROJECT MANAGER
ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454
CITY: CHEYENNE STATE: WY ZIP CODE: 82009 REF CONTACT ID # _____
TELEPHONE: 307-757-5070 CELL 307-757-5070 EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

Kenn Matonovich
Property Owner (Signature)*

KENNETH MATONOVICH
Property Owner (Print)

3/19/24
Date

DEPARTMENT USE ONLY

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

APPLICATION # (S) VS-24-0672

PC MEETING DATE _____

BCC MEETING DATE 1/8/25

FAB/EAC LOCATION ENTRIPRIS

ACCEPTED BY [Signature]

DATE 11/18/24

FEES \$7,200

DATE 12/11/24

VAC



JUSTIFICATION LETTER FOR ZONE CHANGE

APR-24-100578

ONE-LOT COMMERCIAL SUBDIVISION

AP 177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

November 1, 2024

Clark County Development Services
Clark County Comprehensive Planning
Clark County, Nevada

INTRODUCTION

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

ZONE CHANGE

The current zoning of this property is Commercial Professional (CP). It is proposed to be revised to General Commercial (CG) to better align with commercial development that will service the neighborhood properties. The proposed change is justified because the current zoning does not allow for the type of development that is needed in this area. The county's master plan identifies this property as being suitable for Neighborhood commercial and the proposed zoning classification of CG will allow for the development of this type of project.

Please call (307-757-5070) or email (pregeski@engalliance.com) me with any questions or concerns.

Respectfully,

Phillip Regeski, P.E.

Project Engineer of Record.

File: JUSTIFICATION LETTER – ZONE CHANGE.pdf
174.1 zone change justification letter 11-1-24.docx

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce buffering and screening; 3) increase maximum parking; 4) reduce drive-thru distance to properties subject to residential adjacency, and 5) allow an attached sidewalk.

DESIGN REVIEW for a commercial development on 3.89 acres in a CG (General Commercial) Zone.

Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action)

RELATED INFORMATION:

APN:

177-09-403-023; 177-09-403-026 through 177-09-403-029

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping finger islands and trees where required per Section 30.04.01D.
2. Reduce the width of the landscape buffer adjacent to a less intense district to 10 feet where 15 feet is required per Section 30.04.02C (a 33% reduction).
3. Allow 192 parking spaces where 78 parking spaces are required and a maximum of 90 parking spaces is permissible per Section 30.04.04D.
4. Reduce the distance from a drive-thru to properties subject to residential adjacency to 190 feet where 200 feet is required per 30.04.06E (a 5% reduction).
5. Allow an attached sidewalk on Windmill Lane where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 110 E. Windmill Lane & 8075 Rancho Destino Road
- Site Acreage: 3.89
- Project Type: Commercial development
- Number of Stories: 1
- Building Height (feet): 32

- Square Feet: 27,422
- Parking Required/Provided: 78/192
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a new commercial retail center on 5 different parcels located on the north side of Windmill Lane between Haven Street and Rancho Destino Road. Currently, there are 2 existing single-family residential homes on 2 of the parcels. The existing home adjacent to Haven Street will be demolished due to poor conditions and the existing home adjacent to Rancho Destino Road will remain and be remodeled to accommodate commercial uses. Access to the site is from 1 driveway that is centrally located on Windmill Lane. Pedestrian pathways are shown from Windmill Lane and between the buildings. A total of 6 commercial buildings are proposed, including the converted residence, with a mixture of both retail and restaurants. The 3 buildings closest to Windmill Lane show drive-thru lanes. The drive-thru lanes for the central and eastern buildings are buffered from the north by the retail buildings, while the drive-thru lane for the western building is only partially buffered from the residential properties to the north. 2 buildings are along the north, 15 foot setback from the property line, and the converted residence is on the west side of the property line. A total of 192 parking spaces are provided where 78 parking spaces are required and a maximum of 90 parking spaces are permissible. Along Windmill Lane is an existing attached sidewalk that the applicant is requesting to remain.

Landscaping

The plans depict landscaping along Windmill Lane, Rancho Destino Road, and Haven Street. Both Haven Street and Rancho Destino Road will have detached sidewalks with landscape strips on both sides of the detached sidewalk. A 10 foot wide landscape strip is shown along Windmill Lane. The plans depict interior parking lot landscaping; however, several landscape islands have not been provided for every 6 parking spaces and the number of required trees short of current Code requirements. The landscape buffer along the north property line is 10 feet where 15 feet is required.

Elevations

The plans depict commercial buildings that vary in height from 22 feet to 32 feet. The buildings' exterior depicts a stucco finish with stone veneer columns, stone materials, pitched roofline and parapet walls, glazed storefront windows, and metal canopies. The commercial buildings incorporate horizontal articulation with variation in roofline, and changes in texture, materials, surface colors, and columns.

Floor Plans

Buildings A and B are proposed retail and restaurant spaces. Buildings C, D, and E are proposed restaurants with drive-thrus. Building F, which is the dwelling that will be converted, shows office spaces, but the applicant indicates this building may be for retail as well.

Applicant's Justification

The applicant states the commercial site is justified on this parcel because it will be developed with shops and services that are essential to the adjacent residential neighborhoods. The home adjacent to Haven Street will be demolished because it is in poor condition. The home adjacent

to Rancho Destino Road will remain because it is in very good condition and can be remodeled to accommodate a commercial use. The reduction of parking lot landscaping is due to the design being done under the prior version of Title 30 and the reduced width of the landscape buffer adjacent to the RNP area to the north can be justified because it is comparable to other projects that exist in the area. The request for 192 parking spaces where a maximum of 90 parking spaces are permissible is because some of the buildings could potentially become restaurants. The drive-thrus will have very little effect on the residential areas to the north. The existing attached sidewalk on Windmill Lane was constructed by the County.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0756-01 (ET-0218-04)	First extension of time for a zone change to CRT to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	August 2004
ZC-0756-01	Reclassified the site to CRT zoning to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-24-0671	A zone change from CP to CG is a companion item on this agenda.
VS-24-0672	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.
TM-24-500146	A tentative map for a commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff cannot support the request to reduce parking lot landscaping as proposed. The applicant is asking to increase the allowable number of parking spaces and numerous areas have more than 6 spaces without trees. The purpose of parking lot landscaping is to reduce the urban heat island. With no mitigation proposed, staff cannot support this request.

Waiver of Development Standards #2

Staff cannot support the waiver of development standards to reduce the width of the required landscape buffer to the RNP area to the north. The 15 foot width is required to provide more separation between buildings and residential properties and to ensure the landscaping within the buffer has sufficient space to grow successfully to reduce any negative impacts on the existing residential uses. Staff finds the applicant can redesign the site to accommodate a 15 foot wide landscape buffer, and therefore cannot support this request.

Waiver of Development Standards #3

Staff cannot support the waiver of development standards to increase the parking above the maximum of 15%. The intent is to reduce the amount of hardscape that contributes to heat island effect. The parking analysis requires 78 parking spaces and the applicant is requesting to increase that number to 192 parking spaces. With a maximum of 15% above the minimum amount required would be 90 spaces. Staff finds the parking for the proposed commercial center is excessive, and therefore staff cannot support this request.

Waiver of Development Standards #4

Staff can support the request to reduce the residential adjacency for a drive-thru to less than 200 feet. Building C has a drive-thru that begins adjacent to Haven Street and is 190 feet away from the residential properties to the north. While the other 2 drive-thru buildings will be buffered by the on-site retail buildings, Building C will only partially be buffered. Therefore, for these reasons staff can support this request.

Design Review

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

The design of the buildings is appropriate for the site, but the overall site design is dependent upon numerous waivers that staff cannot support. Therefore, staff cannot support the proposed design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to not install detached sidewalks along Windmill Lane. Although attached sidewalks exist in the area, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic. With the redevelopment of the site, staff finds that it is imperative to provide the detached sidewalks.

Staff Recommendation

Approval of waiver of development standards #4; denial of waivers of development standards #1 through #3 and #5, and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project; 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-09-403-026 and APN 177-09-403-029; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0502-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 2 cards

COUNTY COMMISSION ACTION: January 8, 2025 – HELD – To 01/22/25 – per the applicant.

APPLICANT: PHILLIP REGESKI

CONTACT: PHILLIP REGESKI, CHEYENNE, 1740 DELL RANGE BOULEVARD, SUITE H-454, CHEYENNE, WY 82009



Department of Comprehensive Planning Application Form

31A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

DETAILED SUMMARY PROJECT DESCRIPTION

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Construct parking onsite. Complete a zone change; a design review; and a final map.

PROPERTY OWNER INFORMATION

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC
ADDRESS: 10016 NETHERTON DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

APPLICANT INFORMATION (must match online record)

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC
ADDRESS: 10016 NETHERTON DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: PHILLIP REGESKI, P.E. PROJECT MANAGER
ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454
CITY: CHEYENNE STATE: WY ZIP CODE: 82009 REF CONTACT ID # _____
TELEPHONE: 307-757-5070 CELL 307-757-5070 EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

Kenn Matonovich
Property Owner (Signature)

KENNETH MATONOVICH
Property Owner (Print)

3/19/24
Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) WS-24-0673
PC MEETING DATE _____
BCC MEETING DATE 1/8/25
TAB/CAC LOCATION enterprise

ACCEPTED BY _____
DATE 1/18/24
FEES \$1,300

DATE 12/11/24



JUSTIFICATION LETTER FOR ZONE CHANGE

APR-24-100578

ONE-LOT COMMERCIAL SUBDIVISION

AP 177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

November 1, 2024

Clark County Development Services
Clark County Comprehensive Planning
Clark County, Nevada

INTRODUCTION

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

DESIGN REVIEW

The planning inclusion of the DESIGN REVIEW is justified and needed in two ways for this project.

First, the parcel has two existing single family homes on the property. The home adjacent to Haven Street will be demolished because it is in poor condition. The home adjacent to Rancho Destino Street will remain, because it is in very good condition and can be remodeled to accommodate a commercial use.

The DESIGN REVIEW, therefore, is required to revise the residence into a commercial building.

Second, the future development of the one-lot commercial subdivision can have a variety of buildings included in the final design. The first-floor elevations of each building could have a difference of greater than 18" above or below the adjacent existing neighboring buildings. The DESIGN REVIEW is justified to address the future building elevations and the general design of each building and the layout of the entire site.

Please note that the developer expects to construct each building as shown for commercial leasing.

SITE PLAN

The site plan is included to address the onsite design and the offsite design. Please note the following.

PARKING

The developer expects to develop the site to accommodate approximately half of the buildings as restaurants and/or fast foods (1 parking space per 150 sf. 14,942 sf.), and half as retail sales (1 parking space per 350 sf. 12,480 sf.).

The parking spaces required for the food service is 100 spaces.

The parking spaces required for retail is 36 spaces.

The total required parking spaces is 136. The spaces provided is 192 spaces.

The structural site plan (S-1) and the Site Plan (C1) shows the onsite parking and the calculations of the parking spaces provided.

WAIVER OF DEVELOPMENT STANDARDS

NORTH PROPERTY LINE BUFFER LANDSCAPING AREA

The Clark County code requires a 15' landscape area adjacent to the north property line. The intense buffer area (as shown on FIG. 30.64-12) is required because the existing property, north of the north property line, is currently zoned as residential. And one of the parcels is currently constructed as a single family home property. The developer is asking that this be reduced to a 10 foot landscape area. The justification for the reduction is that the other developments proposed, or constructed, along Windmill have 10 foot landscape areas for that buffer area.

Please call (307-757-5070) or email (pregeski@engalliance.com) me with any questions or concerns.

Respectfully,

Phillip Regeski, P.E.

Project Engineer of Record.

File: 174.1 justification letter 8-25-24.docx
justification letter-WS DR.pdf

01/22/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone.

Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action)

RELATED INFORMATION:

APN:
 177-09-403-023; 177-09-403-026 through 177-09-403-029

LAND USE PLAN:
 ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description
 General Summary

- Site Address: 8075 Rancho Destino Road & 110 E. Windmill Lane
- Site Acreage: 3.89
- Project Type: Commercial
- Number of Lots/Units: 1

The plans depict a 1 lot commercial subdivision located on the north side of Windmill Lane between Haven Street and Rancho Destino Road. Five separate parcels will be merged into 1 commercial subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0756-01 (ET-0218-04)	First extension of time for a zone change to CRT to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	August 2004
ZC-0756-01	Reclassified the site to CRT zoning to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du.ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CP	Single-family residential

Related Applications

Application Number	Request
WS-24-0673	Commercial development with waivers of development standards for landscaping, parking, residential adjacency, and an attached sidewalk is a companion item on this agenda.
VS-24-0672	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.
ZC-24-0671	A zone change from CP to CG 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.

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

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project. 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- 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 CCRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: January 8, 2025 – HELD – To 01/22/25 – per the applicant.

APPLICANT: PHILLIP REGESKI

CONTACT: PHILLIP REGESKI, 1740 DELL RANGE BOULEVARD, SUITE H-454,
CHEYENNE, WY 82009



Department of Comprehensive Planning Application Form

32A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

DETAILED SUMMARY PROJECT DESCRIPTION

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Construct parking onsite. Complete a zone change; a design review; and a final map.

PROPERTY OWNER INFORMATION

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC
ADDRESS: 10016 NETHERTON DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

APPLICANT INFORMATION (must match online record)

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC
ADDRESS: 10016 NETHERTON DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: PHILLIP REGESKI, P.E. PROJECT MANAGER
ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454
CITY: CHEYENNE STATE: WY ZIP CODE: 82009 REF CONTACT ID # _____
TELEPHONE: 307-757-5070 CELL 307-757-5070 EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

Kenn Matonovich
Property Owner (Signature)*

KENNETH MATONOVICH
Property Owner (Print)

3/19/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 177-09-403-023/46
PC MEETING DATE _____
BCC MEETING DATE 1/8/25
TAB/CAC LOCATION enterprise

ACCEPTED BY _____
DATE 11/12/24
FEES \$ 750

DATE 12/11/24

**JUSTIFICATION LETTER
ONE-LOT COMMERCIAL SUBDIVISION**

177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

September 10, 2024

Clark County Development Services
Clark County Comprehensive Planning
Clark County, Nevada**INTRODUCTION**

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

TENTATIVE MAP

The map, and included sheets, are all part of the overall Tentative map.

Sheet T1 is the map plan view. It shows the proposed layout of the site as a one-lot commercial subdivision. A one-lot subdivision is justified because it provides the options to further subdivide the map with RECORD OF SURVEYS. This will allow the final design of the commercial area to fit the needs of the adjacent neighborhoods.

Sheet T2 shows the property sections at the north, south, east and west property lines. This shows how the developed site will conform to the adjacent parcels.

Sheet T3 shows that the property is currently split into 5 separate parcels (177-09-403-027, 177-09-403023, 177-09-403-026, 177-09-403-028, 177-09-403-029). The separate parcels will be reverted to one parcel and the separation lot lines will be eliminated.

Sheet T4 shows the landscaping that will be installed as part of the offsite improvements associated with the project.

ZONE CHANGE

The current zoning of this property is Commercial Professional (CP). It is proposed to be revised to General Commercial (CG) to better align with commercial development that will service the neighborhood properties. The proposed change is justified because the current zoning does not allow for the type of development that is needed in this area. The county's master plan

ENTERPRISE TOWN BOARD TENTATIVE MEETING DATES 2025

January 15 & 29
February 12 & 26
March 12 & 26
April 9 & 30
May 14 & 28
June 11 & 25
July 9 & 30
August 13 & 27
September 10
October 1 & 15 & 29
November 12 & 26
December 10 & 31

BYLAWS AND PROCEDURES

ENTERPRISE TOWN ADVISORY BOARD

Article I – Name

The name of this advisory board shall be the Enterprise Town Advisory Board, as created by the Clark County Board of Commissioners, pursuant to Clark County Ordinance No. 1920, adopted on December 31, 1996.

Article II – Purpose

The purpose of this advisory board, pursuant to NRS 269.576 and County Code, Chapter 3.30, is to assist the Board of County Commissioners in governing the unincorporated town of Enterprise by acting as a liaison between the residents of the town and the Board of County Commissioners and to advise the Board of County Commissioners on matters of importance to the unincorporated town and its residents.

Article III – Members

- A. Members of the Enterprise Town Advisory Board must be a qualified elector (they must be qualified to register to vote but do not have to actually be registered) and live within the boundaries of the unincorporated town of Enterprise.
- B. Five members shall be appointed by the Board of County Commissioners to serve a two-year term, which will begin on the first Monday in January of odd-numbered years, and shall serve at the pleasure of the Board of County Commissioners.
- C. The provisions of chapter 3.01 of Title 3 of the Clark County Code on absences of appointed members of boards shall apply to absences of members of the Enterprise Town Advisory Board. The Enterprise Town Advisory Board shall follow the procedure established by the County Manager or his or her designee for the administration of chapter 3.01. The assigned staff member referred to in Clark County Code Section 3.01.10 shall be the County Liaison.
- D. Any member may resign his/her appointment by submitting a letter of resignation to the Board of Commissioners or Department of Administrative Services and sending a copy to the Chair of the Enterprise Town Advisory Board.
- E. When a vacancy occurs, the advisory board shall, at the request of the Department of Administrative Services, post a public notice of the opening soliciting applications and may recommend to the Board of County Commissioners a qualified replacement for the position.
- F. All advisory board members shall observe the standards of ethical conduct outlined in NRS 281A, Clark County Code, Chapter 2.42 and any resolution on Ethics

adopted by the BCC, and shall refrain from voting on any item that presents a conflict of interest.

- G. Each member of the Enterprise Town Advisory Board shall, at least once during the first year of his/her initial term of office, and annually during every subsequent year that he/she serves in office, attend training pursuant to 3.30.090:
 - 1. State statutes, regulations, local ordinances, resolutions and regulations concerning land use planning, development and any other subject matter that the Board of County Commissioners deems necessary; and
 - 2. The provisions of Chapter 241 of NRS (Meetings of State and Local Agencies).

Article IV – Officers

- A. Officers shall perform the duties prescribed by these bylaws.
- B. Officers of the Enterprise Town Advisory Board shall consist of a Chair and Vice Chair selected amongst the members of the advisory board, and shall be selected to serve a two-year term, or at the pleasure of the advisory board, beginning the first meeting in January of odd-numbered years.
- C. The Chair is not eligible to serve a consecutive term of office as chairperson or to serve as Vice Chair for the following term after being the chairperson.
- D. The Chair shall act as presiding officer at all regular and special meetings of the advisory board in accordance with the adopted Board of County Commission Rules of Procedure.
- E. The Vice Chair shall assume the responsibilities of the Chair in his/her absence.
- F. If a permanent vacancy occurs for the position of the Chair or Vice Chair, the advisory board shall select a Chair or Vice Chair from among the members of the advisory board to serve the remainder of the unexpired term, consistent with section IV. C.
- G. The Secretary of the advisory board shall ensure that each meeting has been legally noticed and posted pursuant to the Nevada Open Meeting Law.

Article V – Meetings

- A. The Enterprise Town Advisory Board shall hold regular meetings on the Wednesday prior to Planning Commission and Board of County Commission meetings, unless holidays or other conflicts dictate moving the meeting dates.
- B. All meetings shall be held at the Windmill Library, 7060 W. Windmill Ln., commencing at 6:00 p.m. or, in the case of an emergency or potential overcrowding,

at another location and/or time as determined by the Chair and properly noticed and posted pursuant to the Nevada Open Meeting Law.

- C. The regular meetings of the advisory board shall be held no less than once per quarter at the place, day and hour set forth in Sections A and B above.
- D. Any special meeting of the advisory board may be held at the call of the Chair at the time, date and place posted, pursuant to the Nevada Open Meeting Law.
- E. Three members of a five-member board shall constitute a quorum, and a quorum will be required to conduct any official business of the advisory board. Whenever a member abstains from voting because of a conflict of interest, the necessary quorum to act upon and the number of votes necessary to act upon the matter, as fixed by any statute, ordinance or rule, is reduced as though the abstaining member were not a member of the board.
- F. The Chair or Vice-Chair will coordinate with the Secretary and County Liaison to ensure actions and reasoning is accurately reported in the minutes.
- G. Each person appearing before the advisory board shall receive a fair and impartial hearing based solely on the merits of his/her petition, without regard to race, religion, sex, sexual orientation, gender identity or expression, age, disability or national origin.
- H. Agendas
 1. All business for consideration shall be included on the agenda. The Chair shall rule as "out of order" the consideration of any matter not on the agenda, or in conflict with the bylaws. If any information or discussion item is introduced at a meeting and action is to be taken thereon, it shall be placed on the agenda for the next regular meeting of the board.
 2. The advisory board Secretary shall, in accordance with the uniform agenda format provided by the Department of Administrative Services, prepare the agenda in cooperation with the Chair and County Liaison, and post by 9:00 a.m., three full working days (not counting the meeting date) before the meeting in compliance with the Nevada Open Meeting Law.
 3. Items can be placed on an agenda by the Board of County Commissioners, Department of Administrative Services, Department of Comprehensive Planning, and any advisory board member, or as required by law. Citizens can request that an item be on an agenda, but whether the item appears on the agenda is at the discretion of the Chair and the Department of Administrative Services based on the issue, circumstances, appropriateness and ability of the advisory board to further the issue.
 4. Non-planning and zoning items for inclusion on the agenda must be submitted to the Secretary at least eight calendar days prior to the scheduled meeting.

The Secretary will combine requested items with the Planning & Zoning agenda provided by Department of Comprehensive Planning and post three full working days before the meeting.

5. Once action is taken on an item, the Town Advisory Board shall not re-hear the item unless there is (1) a timely request for rehearing (within five working days by a member voting in the majority); (2) a change of circumstance; or (3) sufficient passage of time that it is reasonable to revisit the item.

Article VI – Parliamentary Procedure

- A. All voting procedures shall be in accordance with the adopted Board of County Commission Rules of Procedure, except as otherwise outlined in these bylaws.
- B. A motion need not have a “second” before the motion may be put to a vote as provided for in “A” above.
- C. The Chair of the advisory board shall have the same right as any other board member to initiate a motion, question or debate, and vote on a motion.