



# ENTERPRISE TOWN ADVISORY BOARD

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

February 9, 2022  
6:00pm

## AGENDA

**Note:**

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

Barris Kaiser – Vice Chair  
Joseph Throneberry

Secretary: Carmen Hayes (702) 371-7911 [chaves@yahoo.com](mailto:chaves@yahoo.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

I. Call to Order, Invocation, 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 January 26, 2022. (For possible action)
- IV. Approval of the Agenda for February 9, 2022 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-22-40002 (VS-19-0884)-MIYAMORI SEIKO & ETSUKO:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Bermuda Road and Fairfield Avenue, and between Mesa Verde Lane and Santoli Avenue (alignment), and portion of a right-of-way being Bermuda Road located between Mesa Verde Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/md/jo (For possible action) **03/01/22 PC**
  - 2. **NZC-22-0001-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:**  
**ZONE CHANGE** to reclassify 9.3 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** wall height; and **2)** full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the north side of Pebble Road, 570 feet west of Rosanna Street within Enterprise (description on file). JJ/rk/jo (For possible action) **03/01/22 PC**
  - 3. **VS-22-0002-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Ford Avenue (alignment), and between Rosanna Street and Belcastro Street and portion of a right-of-way being Montessori Street located between Pebble Road and Ford Avenue (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action) **03/01/22 PC**
  - 4. **TM-22-50001-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:**  
**TENTATIVE MAP** consisting of 30 single family residential lots and common lots on 9.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pebble Road, 570 feet west of Rosanna Street within Enterprise. JJ/rk/jo (For possible action) **03/01/22 PC**
  - 5. **UC-22-0014-GARNER DAWN JANNETTE & JOHN:**  
**USE PERMIT** to allow a proposed accessory structure not architecturally compatible to the principal residence.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback of a proposed accessory structure in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Ebberston Street and the north side of Greyjoy Street within Enterprise. MN/jor/jo (For possible action) **03/01/22 PC**

6. **ET-22-400001 (VS-0813-17)-CEO DEVELOPMENT, LLC:**  
**VACATE AND ABANDON SECOND EXTENSION OF TIME** of easements of interest to Clark County located between Silverado Ranch Boulevard and Great Duke Avenue (alignment), and between Walmer Castle Lane (alignment) and Gillespie Street and portions of a right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Great Duke Avenue (alignment) within Enterprise (description on file). MN/jvm/jo (For possible action) **03/02/22 BCC**
  
7. **UC-22-0007-CRUZ FAMILY TRUST & CRUZ LEONDINO G. & NARCISA T. TRS:**  
**USE PERMIT** for a single family residential subdivision.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** finished grade on 2.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the northeast corner of Chieftain Street and Serene Avenue within Enterprise. JJ/jt/jo (For possible action) **03/02/22 BCC**
  
8. **VS-22-0008-CRUZ FAMILY TRUST & CRUZ LEONDINO G. & NARCISA T. TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Chieftain Street, and between Blue Diamond Road and Serene Avenue within Enterprise (description on file). JJ/jt/jo (For possible action) **03/02/22 BCC**
  
9. **TM-22-500005-CRUZ FAMILY TRUST & CRUZ LEONDINO G. & NARCISA T. TRS:**  
**TENTATIVE MAP** consisting of 17 lots and common lots on 2.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the northeast corner of Chieftain Street and Serene Avenue within Enterprise. JJ/jt/jo (For possible action) **03/02/22 BCC**
  
10. **UC-22-0012-BORISA ZEN CENTER, INC.:**  
**USE PERMITS** for the following: **1)** place of worship (meditation room); and **2)** allow an existing carport to not be architecturally compatible to the main residence.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate landscaping adjacent to a less intensive use; **2)** allow alternative landscaping adjacent to an arterial street; **3)** allow alternative landscaping adjacent to a less intensive use; **4)** eliminate trash enclosure; **5)** reduce the gate setback; **6)** allow modified driveway geometrics; and **7)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEW** for a place of worship (meditation room) in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Warm Springs Road, 150 feet west of Cameron Street within Enterprise. MN/jor/jo (For possible action) **03/02/22 BCC**
  
11. **VS-22-0013-BORISA ZEN CENTER, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Capovilla Avenue (alignment) and between Cameron Street and Ullom Drive (alignment) within Enterprise (description on file). MN/jor/jo (For possible action) **03/02/22 BCC**

VII. General Business

1. Discuss topics of concern in Enterprise to be prioritized for future meeting with Public Works. (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: February 23, 2022.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
INSERT PRINCIPAL OFFICE OF PUBLIC BODY.  
<https://notice.nv.gov>



# Enterprise Town Advisory Board

January 26, 2022

## MINUTES

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

### 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.

Rob Kaminski, Current Planning

### II. Public Comment

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

- None

### III. Approval of Minutes **January 12, 2022** (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for January 12, 2022

Motion **PASSED** (3-0)/ Behm, Kaiser absent.

### IV. Approval of Agenda for **January 26, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (4-0) /Kaiser absent

Related applications to be heard together:

1. PA-22-700001-MAGNUS VEGAS LLC:
2. NZC-21-0745-MAGNUS VEGAS LLC:
3. VS-21-0746-MAGNUS VEGAS LLC:
4. TM-21-500212-MAGNUS VEGAS LLC:

6. WC-21-400185 (ZC-0659-17)-HORIZON WEST HOMES, LLC:
7. WS-21-0729-HORIZON WEST HOMES, LLC:
8. TM-21-500208-HORIZON WEST HOMES, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

**1. Western Trails Meeting**

Please join Commissioner Michael Naft and Clark County Public Works to discuss planned improvements to Warm Springs Road between Dean Martin and Decatur.

When: Tuesday, February 08, 2022, 5:30pm - 6:30pm

Where: Clark County Dept Building, Presentation Room

4701 W Russell Road

Las Vegas NV 89118

**2. SHORT TERM RENTALS:**

Short-term rentals such as Airbnb and VRBO are currently illegal in unincorporated Clark County. However, the passage of Assembly Bill 363 by the 2021 Nevada Legislature requires the County to enact an ordinance regulating short-term rentals by July 1.

The first step in that transition gets underway with the announcement today of a survey, whose results County officials will consider as they develop an ordinance that includes limitations on such rentals. AB363 places some of these limits as part of the mandate, including on minimum distance separation between short-term rentals, proximity to resort hotels, limits on the number of occupants and number of permits a person may hold.

Because of the potential impact of short-term rentals on neighborhood quality of life, officials say the brief survey, which takes about 10 to 15 minutes to complete, is important and urge County residents to take part. The survey is available at [www.ClarkCountyNV.gov/survey](http://www.ClarkCountyNV.gov/survey).

VI. Planning & Zoning

1. **PA-22-700001-MAGNUS VEGAS LLC:**  
**PLAN AMENDMENT** to amend the adopted Clark County Trail Map – Las Vegas Valley in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located between Monte Cristo Way and Belcastro Street, and between Cougar Avenue and Torino Avenue within Enterprise. JJ/mc (For possible action) **02/15/22 PC**

Motion by Tanya Behm

Action: **DENY**

Motion **PASSED** (4-1) / Throneberry-Nay

2. **NZC-21-0745-MAGNUS VEGAS LLC:**  
**ZONE CHANGE** to reclassify 37.9 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** setbacks; **2)** increased wall height; **3)** increase non-through (stub) street length; **4)** reduced street widths; and **5)** off-site improvements.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** finished grade. Generally located on the east and west sides of Tenaya Way between Wigwam Avenue and Torino Avenue within Enterprise (description on file). JJ/al/ja (For possible action) **02/15/22 PC**

Motion by Tanya Behm  
Action: **DENY**  
Motion **PASSED** (4-1) / Throneberry-Nay

3. **VS-21-0746-MAGNUS VEGAS LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Torino Avenue (alignment) and between Monte Cristo Way and Montessori Street (alignment), and a portion of right-of-way being Belcastro Street located between Wigwam Avenue and Cougar Avenue, and a portion of right-of-way being Cougar Avenue located between Monte Cristo Way and Tenaya Way, and a portion of right-of-way being Ford Avenue located between Tenaya Way and Belcastro Street within Enterprise (description on file). JJ/al/ja (For possible action) **02/15/22 PC**

Motion by Tanya Behm  
Action: **APPROVE** per staff conditions.  
**CHANGE** Public Works - Development Review bullet # 2 to read:  
• Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 30 feet for Montessori Street, 30 **to 60** feet for Belcastro Street, 30 **to 60** feet for Cougar Avenue, 40 feet to 80 feet for Tenaya Way, 30 **to 60** feet for Ford Avenue, 30 feet for Monte Cristo Way, and associated spandrels.  
Motion **PASSED** (5-0) / Unanimous

4. **TM-21-500212-MAGNUS VEGAS LLC:**  
**TENTATIVE MAP** consisting of 94 single family residential lots and common lots on 37.9 acres in an R-D (Suburban Estates Residential) Zone.  
Generally located on the east and west sides of Tenaya Way between Wigwam Avenue and Torino Avenue within Enterprise. JJ/al/ja (For possible action) **02/15/22 PC**

Motion by Tanya Behm  
Action: **DENY**  
Motion **PASSED** (5-0) / Unanimous

5. **ET-21-400188 (UC-19-0794)-DOLLAR SELF STORAGE 22, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** convenience store; and **2)** gasoline station.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce separation from a convenience store to a residential use; **2)** allow an attached sidewalk; and **3)** alternative driveway geometrics.  
**DESIGN REVIEW** for a convenience store and gasoline station on a 0.9 acre portion of 5.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/jor/jo (For possible action) **02/16/22 BCC**

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

6. **WC-21-400185 (ZC-0659-17)-HORIZON WEST HOMES, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring per revised plans dated 10/17/17 in conjunction with a single family residential development on 1.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Gomer Road, 620 feet east of Fort Apache Road within Enterprise. JJ/jad/ja (For possible action) **02/16/22 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

7. **WS-21-0729-HORIZON WEST HOMES, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce street width.  
**DESIGN REVIEWS** for the following: **1)** finished grade; **2)** hammerhead street design; and **3)** single family residential development on 1.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Gomer Road, 620 feet east of Fort Apache Road within Enterprise. JJ/jad/jo (For possible action) **02/16/22 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

8. **TM-21-500208-HORIZON WEST HOMES, LLC:**  
**TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 1.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Gomer Road, 620 feet east of Fort Apache Road within Enterprise. JJ/jad/jo (For possible action) **02/16/22 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous



VII. General Business:

1. Develop topics for meeting with Public Works to include an update on major road projects and new standards for RNP roads. (Discussion only)

Two items were presented, first a list for road projects for progress updates. Second, The RTC rural road designs currently used in the Lone Mountain area.

The TAB discussion included:

Limit the discussion with Public Works to 2 or 3 items with the following potential items.

- RTC standards for rural road designs and feedback generated for their use.
- How to provide addition east/west routes south of CC-215.

It was suggested the board members visit the lone Mountain area to view the RTC rural road designs.

The road projects update should be pared down to the projects most affecting traffic and/or appearing to be delayed.

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 February 9, 2022 at 6:00 p.m at the Windmill Library.

X. Adjournment:

Motion by David Chestnut  
**ADJOURN** meeting at 8:24p.m.  
Motion **PASSED** (5-0) /Unanimous



03/01/22 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

BERMUDA RD/MESA VERDE LN

APP: NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-22-400002 (VS-19-0884)-MIYAMORI SEIKO & ETSUKO:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Bermuda Road and Fairfield Avenue, and between Mesa Verde Lane and Santoli Avenue (alignment), and portion of a right-of-way being Bermuda Road located between Mesa Verde Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/md/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-09-804-003

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

**BACKGROUND:**

**Project Description**

The approved plans depict the vacation and abandonment of 33 foot wide patent easements located along the south and west sides of a proposed residential 4 lot development. Additionally, the plans show the vacation and abandonment of a 3 foot by 5 foot remnant portion of Bermuda Road to the east. The applicant indicates that the easements and right-of-way are no longer needed and approval of this application will allow the residential development of these parcels.

**Previous Conditions of Approval**

Listed below are the approved conditions for VS-19-0884:

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Mesa Verde Lane;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0884	Vacated and abandoned patent easements and a portion of right-of-way being Bermuda Road	Approved by PC	January 2020

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until January 7, 2024 to record.

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

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: SEIKO MIYAMORI**

**CONTACT: SEIKO MIYAMORI, 5575 CORRAL CIR, LAS VEGAS, NV 89119**





# LAND USE APPLICATION

# 1A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>VS-19-0884</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-22-40002</u> DATE FILED: <u>1/6/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>ENTERPREDE</u> TAB/CAC DATE: <u>2/9/22</u> PC MEETING DATE: <u>3/1/22 @ 7:00 PM</u> @ <u>6:00 P.M.</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$300.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Miyamori Seiko &amp; Etsuko</u> ADDRESS: <u>5575 Corral Cir</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-2666</u> CELL: E-MAIL: <u>miyamoriseiko@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Seiko Miyamori</u> ADDRESS: <u>5575 Corral Cir</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE:      CELL: <u>702-736-2666</u> E-MAIL: <u>miyamoriseiko@gmail.com</u> REF CONTACT ID #:
	<b>CORRESPONDENT</b>  NAME: <u>Seiko Miyamori</u> ADDRESS: <u>5575 Corral Cir</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE:      CELL: <u>702-736-2666</u> E-MAIL: <u>miyamoriseiko@gmail.com</u> REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): 177-09-804-003

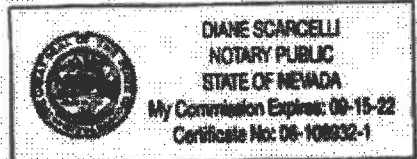
PROPERTY ADDRESS and/or CROSS STREETS: \_\_\_\_\_

PROJECT DESCRIPTION: \_\_\_\_\_

(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.

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

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 12-20-21 (DATE)  
 By \* Seiko Miyamori \*  
 NOTARY PUBLIC: Diane Scarcelli



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

To whom may concern

Dec. 20, 2021

Ref : Justification Letter

APN : 177-09-804-003

Case # : VS-19-0884

ET 22-400002

To whom may concern, I am kindly requesting an extension of Time for my vacant land subdivision into 4 x 0.5 Acres.

I started this process by hiring a civil engineer and a surveyor in 2019. However due to COVID-19, my civil engineer has been telling me that everything has been taking extra time.

I happened to be at Clark County Comprehensive planning Department last month and found out that my application has been expired. I contacted my surveyor and found out he has retired and lives in Thailand now.

Please consider reinstating and extend my application.

If you have any questions, please feel free to contact me at

Seiko Miyamori

5575 Corral Cir., Las Vegas, NV 89119

e-mail : [miyamoriseiko@gmail.com](mailto:miyamoriseiko@gmail.com)

Cellular : #702-736-2666

PLANNER  
COPY

Thank you.

Sincerely yours,

Seiko Miyamori





**REVISED**

2R

03/01/22 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

PEBBLE RD/ROSANNA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-22-0001-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:**

**ZONE CHANGE** to reclassify 9.3 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) wall height; and 2) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

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

Generally located on the north side of Pebble Road, 570 feet west of Rosanna Street within Enterprise (description on file). JJ/rk/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-15-801-011; 176-15-801-021; 176-15-801-044

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase combined screen wall and retaining wall height to 15 feet (9 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 67% increase).
2. Waive full off-site improvements including streetlights, sidewalk, curb, gutter, and partial paving width along Torino Avenue where required per Section 30.52.050.

**DESIGN REVIEWS:**

1. Single family residential development.
2. Increase finished grade to 14 inches (9.5 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 216% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots: 30

- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 9,032/14,594
- Project Type: Single family development
- Number of Stories: 1
- Building Height (feet): Up to 23
- Square Feet: 2,224/2,561

### **Neighborhood Meeting Summary**

The applicant conducted a neighborhood meeting at the Windmill Library on July 21, 2021, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 9 attendees present at the open house meeting for this project. The attendees had concerns about density, access, traffic, wall height, and 2 story homes.

### Site Plans

The plans depict a residential development totaling 30 single family lots on 9.3 acres. The density of the residential subdivision is 3.2 dwelling units per acre. The site design shows Torino Avenue separating the northern half of the development from the southern half of the development. Six lots, generally over 13,000 square feet in size, are located on the north side of Torino Avenue. The remaining 26 lots range in size from a minimum of 9,032 square feet to a maximum of 9,844 square feet. The entire project is adjacent to an RNP area except for the parcels on the south side of Pebble Road. The lots within the subdivision will be served by 39 foot wide internal private streets, with no sidewalks, accessed from Torino Avenue and Pebble Road. Torino Avenue will be constructed to rural standards with minimum pavement instead of the full pavement, and without curb, gutter, sidewalk, and streetlights normally required for a public street. The plans also depict that the finished grade of the site will be increased up to 9.5 feet along the east and south portions of the development in order to properly drain the site due to existing terrain. These areas of the site are also where the over height retaining walls are located.

### Landscaping

Street landscaping consists of a 6 foot wide landscape area shown along north and south sides of Torino Avenue; and a 15 foot wide landscape area which includes a detached sidewalk, is shown along Pebble Road.

### Elevations

The plans depict 4, one story models. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

### Floor Plans

The models range in size from 2,224 square feet to 2,561 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms.

**Applicant's Justification**

The applicant indicates the surrounding areas to the east and south have developed out at over 2 units per acre. The applicant also indicates that the project will provide transitional lower density residential development between the existing RNP area to the west and the more intense commercial uses along Rainbow Boulevard to the east. Therefore, this site has been designed with lots larger than those allowed in an R-1 zone, making the requested zone change appropriate and compatible. Additionally, the applicant further indicates this development will provide all 1 story homes.

**Prior Land Use Requests**

Application Number	Request	Action	Date
LUP-20-700071	Redesignated the planned land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban)	Cancelled by BCC	July 2020

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
VS-22-0002	A request to vacate easements and rights-of-way is a companion item on this agenda.
TM-22-500001	A tentative map for 30 single family residential lots on 9.3 acres is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Zone Change**

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The applicant indicates that there have been changes in the immediate area with the approval of higher density subdivisions to the east near Rainbow Boulevard and to the south of Pebble Road.

Although there are existing suburban residential development in the area, those developments are adjacent to Rainbow Boulevard to the east and on the south side of Pebble Road, which makes this development fully within the Rural Neighborhood Preservation (RNP) area. As a result, Pebble Road should act as a border between the more intense uses and the RNP to the north of that street; therefore, staff finds that there has not been a change in law, policies, trends, or facts that have substantially changed the character or condition of the area north of Pebble Road and 1,000 feet west of Rainbow Boulevard.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The applicant indicates that the project will provide a single family residential development that is 2.3 dwelling units per acre between the existing RNP area to the west and the more intense commercial uses to the east.

Parcels to the north, east, and west are zoned R-E and R-E (RNP-I) respectively, and most are developed with ranch estate homes. Since 2005, there have been three R-E zoned subdivisions that have been built with the most recent one currently under construction to the west of this proposed site. Approval of this project will allow more dense zoning with substantially smaller lot sizes to intrude into an existing RNP area. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. It has always been an adopted and accepted policy that any transitional land use and transitional density occurs on the perimeter, outside of an RNP and not within unless adopted through a major land use update. Staff finds the proposed project is not compatible with the density of the existing and planned land uses in the surrounding area or street network.

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

According to the applicant, technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process.

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development. Sufficient public services may not exist in the immediate area and because the site is in the Public Facilities Needs Assessment (PFNA) area, a standard development agreement will be necessary prior to issuance of any building permits to mitigate any short falls in needed public facilities.

Based on information received from the Clark County School District, the elementary school and high school located within the corresponding school zone was over capacity for the 2020-2021

school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situations, especially since this area was not planned to accommodate the number of additional residential units and no new schools are planned in the future.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The applicant states that the proposed development satisfies the general policies of the Master Plan by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The applicant also states the site is designed to be compatible with adjacent land use and off-site circulation patterns.

The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. Staff finds the project also complies with Policy 1.3.2 that encourages a mix of housing options, product types, and unit sizes. The Master Plan also encourages new residential developments adjacent to existing estate residential areas to transition at appropriate densities (lot sizes of 10,000 square feet or greater). Staff finds the intrusion of higher residential density in this neighborhood may create demands that were not planned for and change the character of the planned area where undeveloped land exists.

### **Summary**

#### Zone Change & Design Review #1

The properties to the north, east, and west are zoned R-E and R-E (RNP-I) respectively, and most are developed with ranch estate homes. Staff is concerned with the potential incompatibility between this development and existing land uses immediately adjacent to the site. Approval of this project will allow more dense zoning to intrude into an existing Rural Neighborhood Preservation area; therefore, based on the criteria listed above, staff finds the applicant has not satisfied the requirements for a compelling justification to warrant approval of this application and cannot support these requests.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

A waiver of development standards is needed for the proposed walls along the east and portions of the south property lines. The primary reasoning for the over height walls is the land slopes from the northwest to the southeast, resulting in the need for an over height retaining wall at the rear of some of the lots. However, since the overall residential subdivision design cannot

function independent of the zone change and design review #1, which staff is not supporting, staff cannot support this portion of the request

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

#### Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Full off-site improvements are being installed by the developing subdivision on the northeast corner of Torino Avenue and Rosanna Street, approximately 300 feet east of the subject site; therefore, staff cannot support the Waiver of Development Standards for full off-site improvements on Torino Avenue.

#### Design Review #2

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

Recommendation:

#### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 6, 2022 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:**

##### **Current Planning**

If approved:

- Resolution of Intent to complete in 4 years;
- Only 1 story homes within the development;
- Lots on the south side of Torino Avenue to be a minimum of 10,000 square feet along the north, east, and west property lines of the subdivision;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or

added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements on Pebble Road;
- Applicant to coordinate a contribution with Public Works for improvements on Torino Avenue;
- Right-of-way dedication to include 30 to 60 feet for Torino Avenue and 45 feet to the back of curb for Pebble Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**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@clearwaterteam.com](mailto:sewerlocation@clearwaterteam.com) and reference POC Tracking #0139-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: UMER MALIK**

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD. SUITE 100, LAS VEGAS, NV 89118**







# LAND USE APPLICATION 2A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE  <input type="checkbox"/> CONFORMING (ZC)  <input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____          (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____          (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____          (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>NZC-22-0001</u>      DATE FILED: <u>1-3-22</u></p> <p>PLANNER ASSIGNED: <u>RK</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>2-9-22</u></p> <p>PC MEETING DATE: <u>3-1-22</u></p> <p>BCC MEETING DATE: <u>4-6-22</u>      R-E to R-1</p> <p>FEE: <u>\$3,510.00</u>      Ranch Estate Neighbor          JJ      LUP 20-700071</p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Malik Z Living Trust</u></p> <p>ADDRESS: <u>11510 Mystic Rose Ct.</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89138</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____</p>
	<b>APPLICANT</b>	<p>NAME: <u>Umer Malik</u></p> <p>ADDRESS: <u>11510 Mystic Rose Ct.</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89138</u></p> <p>TELEPHONE: <u>702-767-3764</u>      CELL: _____</p> <p>E-MAIL: <u>umerzmalik1@gmail.com</u>      REF CONTACT ID #: <u>N/A</u></p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Taney Engineering Attn: Eisha Scrogum</u></p> <p>ADDRESS: <u>6030 S. Jones Blvd.</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89138</u></p> <p>TELEPHONE: <u>702-382-8844</u>      CELL: <u>N/A</u></p> <p>E-MAIL: <u>ElishaS@taneycorp.com</u>      REF CONTACT ID #: <u>164937</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-15-801-044

PROPERTY ADDRESS and/or CROSS STREETS: Pebble & Rosanna

PROJECT DESCRIPTION: Single family residential subdivision

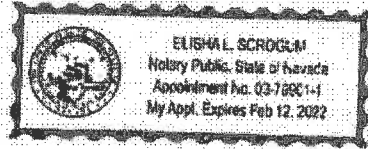
I, We the undersigned swear and say that I am, We are the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers concerning 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 take all necessary actions on said property for the purpose of advising the public of the proposed application.

[Signature]      Umer Malik  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 8, 2021 (DATE)  
 BY Umer Malik

NOTARY PUBLIC: Elisha Scrogum



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



# TANEY ENGINEERING

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

## UPDATED

December 29, 2021

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

**Re: Pebble & Rosanna – Justification Letter**  
**APN: 176-15-801-011, 176-15-801-021, & 176-15-801-044**

*N 20-22-0001*

To whom it may concern:

On behalf of our client, Umer Malik, Taney Engineering is respectfully submitting a project description letter for a Tentative Map, Non-Conforming Zone Change, Design Review, and Waiver of Standards for a proposed 9.29 gross acre, 30 lot single-family residential subdivision.

### Project Description:

The project consists of a 9.29 gross-acre, 30 lot residential subdivision with 3.23 lots per acre located to the north of Pebble Road and approximately 900 feet west of Rainbow Boulevard. Currently, the site is zoned R-E (Rural Estates Residential), with a planned land use EN (Estate Neighborhood). We are requesting a non-conforming zone change to R-1 (Single-Family Residential).

Our project will consist of detached single-family homes. All public streets abutting the development will remain in the existing rural road conditions and the private streets and cul-de-sac, 39-ft in width, will have 30" modified roll curb and gutter. In addition to stylish exteriors, the homes will include two-car garages and full-length driveways that can park a minimum of two vehicles each.

The project site is bounded by properties with the following zoning and planned land use:

- North, East, and West: R-E (Rural Estates Residential); EN (Estate Neighborhood); Developed
- South: R-2 (Medium Density Residential); MN (Mid-Suburban Neighborhood); Undeveloped

Twenty-four lots will have access from both Pebble Road and Torino Avenue, while the remaining six will have access from Torino Avenue. Perimeter landscaping is being provided by a 10 ft. landscape area on Pebble Road and a 6 ft. landscape on Montessori Street and both sides of Torino Avenue, as well as a decorative CMU wall.

The subdivision proposes to use standard crown streets with 2% minimum cross slopes.

The houses will range in size from approximately 2,224 square feet to 2,561 square feet and will consist of single-story homes (the height of single-story homes will not exceed 23'). There are 4 model plans and 4 elevation types. All plans (shown in the floor/elevation plans) will meet the minimum required structure setbacks for R-1 zoning.



## TANEY ENGINEERING

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

### Waiver of Standards – Wall Height

On behalf of our client, we would like to request a waiver of standards for retaining walls up to heights of 8.5 ft., in combination with a 6 ft. CMU wall on top, resulting in up to 14.5 ft. high combination wall height where code allows for 9 ft. This is only required for Lot 29, where an existing wash will necessitate the additional retaining. For the retaining walls located along lots 16 through 19, 21, 27, 28, and 30, we are requesting a waiver of standards for retaining walls up to heights of 6 ft., in combination with a 6 ft. CMU wall on top, resulting in up to 12 ft. high combination wall height.

### Waiver of Standards – Off-Site Improvements

On behalf of our client, we would like to request a waiver of standards requiring full off-site street improvements on the northern portion of Pebble Road, as well as the northern and southern portion of Torino Avenue. The proposed development is located within the EN (Estate Neighborhood) area where rural street standards exist to the east and west of the site on both Pebble Road and Torino Avenue, with no curb, gutter, sidewalks, streetlights, and a minimum paved roadway of ~24 ft. We are requesting to maintain these same standards.

### Design Review – Excess Fill

On behalf of our client, we would like to apply for a design review for the excess fill along our northern and eastern lots where 3 ft. is allowed. We believe that the difference in elevation between the proposed and existing grades is 9.5 ft. (90") maximum. This is due to the topography of the site and an existing wash located on the southern lots. We will, however, work to minimize the fill as we develop a final grading plan. We expect the impact to neighboring lots to be negligible as the adjacent properties to the north and east are currently undeveloped, and properties to the south and west are similarly developed.

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

Respectfully,

Taney Engineering

Jeremiah Johnson  
Land Planner



**REVISED**

3R

03/01/22 PC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY  
(TITLE 30)

PEBBLE RD/ROSANNA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**YS-22-0002-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Ford Avenue (alignment), and between Rosanna Street and Belcastro Street and portion of a right-of-way being Montessouri Street located between Pebble Road and Ford Avenue (alignment) within Enterprise (description on file). J1/rk/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

176-15-801-011; 176-15-801-021; 176-15-801-044

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is proposing to develop the site as a single family residential development. The request is to vacate patent easements, rights-of-way, and a BLM right-of-way grant (easement) on Pebble Road to accommodate detached sidewalks. The applicant indicates these easements and rights-of-way are not necessary for the development of the area or conflict with the design of the proposed residential development. All necessary easements and rights-of-way will be provided with the future recording of the subdivision map.

**Prior Land Use Requests**

Application Number	Request	Action	Date
LUP-20-700071	Redesignated the planned land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban)	Cancelled by BCC	July 2020

**Surrounding Land Use**

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

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

## Related Applications

Application Number	Request
NZC-22-0001	A nonconforming zone change to reclassify this site to R-1 zoning for a single family development is a companion item on this agenda.
TM-22-500001	A tentative map for 30 single family residential lots on 9.3 acres 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, a portion of the BLM right-of-way grant for Pebble Road, and the Montessori street 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 April 6, 2022 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:

#### Current Planning

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

#### Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 to 60 feet for Torino Avenue and 45 feet to the back of curb for Pebble Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;

- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: UMER MALIK**

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD. SUITE 100, LAS VEGAS, NV 89118**







# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 3A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0002</u>	DATE FILED: <u>1-3-22</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>2-9-22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>Enterprise</u>	
<input checked="" type="checkbox"/> EASEMENT(S)		PC MEETING DATE: <u>3-1-22</u>	
<input checked="" type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: <u>4-6-22</u>	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		FEE: <u>\$875.00</u>	<u>R-1</u> <u>Ranch Estate Neighbor.</u>
			<u>JJ</u> <u>Lup. 20-700071</u>

PROPERTY OWNER	NAME: <u>Malik Z Living Trust</u>
	ADDRESS: <u>11510 Mystic Rose Ct.</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: _____ CELL: _____
E-MAIL: _____	

APPLICANT	NAME: <u>Umer Malik</u>
	ADDRESS: <u>11510 Mystic Rose Ct.</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: <u>702-767-3764</u> CELL: _____
E-MAIL: <u>umerzmalik1@gmail.com</u>	
REF CONTACT ID #: _____	

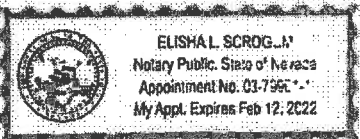
CORRESPONDENT	NAME: <u>Taney Engineering attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
E-MAIL: <u>ElishaS@taneycorp.com</u>	
REF CONTACT ID #: <u>164937</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-15-801-044

PROPERTY ADDRESS and/or CROSS STREETS: Pebble & Rosanna

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.

Umer Malik  
 Property Owner (Signature)\*  
 STATE OF NEVADA  
 COUNTY OF Nevada  
 SUBSCRIBED AND SWORN BEFORE ME ON November 8, 2021 (DATE)  
 By Umer Malik  
 NOTARY PUBLIC: Elisha Scrogum

Umer MALIK  
 Property Owner (Print)  


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



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	APP. NUMBER: _____ DATE FILED: _____
		PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____

<b>PROPERTY OWNER</b>	NAME: <u>SW Pebble LLC</u>
	ADDRESS: <u>11510 Mystic Rose Ct</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>Umer Malik</u>
	ADDRESS: <u>11510 Mystic Rose Ct</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: <u>702-767-3764</u> CELL: _____
	E-MAIL: <u>umerzmalik1@gmail.com</u> REF CONTACT ID #: <u>N/A</u>

<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>

ASSESSOR'S PARCEL NUMBER(S): 176-15-801-021

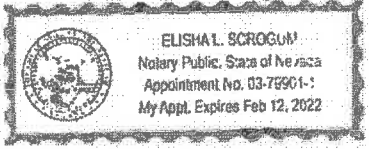
PROPERTY ADDRESS and/or CROSS STREETS: Pebble & Rosanna

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

[Signature]  
Property Owner (Signature)\*

Umer Malik  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON November 8, 2021 (DATE)  
By Umer Malik  
NOTARY PUBLIC: Elisha S



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



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
- EASEMENT(S)
- RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)  
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: \_\_\_\_\_ DATE FILED: \_\_\_\_\_  
 PLANNER ASSIGNED: \_\_\_\_\_  
 TAB/CAC: \_\_\_\_\_ TAB/CAC DATE: \_\_\_\_\_  
 PC MEETING DATE: \_\_\_\_\_  
 BCC MEETING DATE: \_\_\_\_\_  
 FEE: \_\_\_\_\_

PROPERTY OWNER

NAME: ZMU Revocable Living Trust  
 ADDRESS: 11510 Mystic Rose Ct.  
 CITY: Las Vegas STATE: NV ZIP: 89138  
 TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_

APPLICANT

NAME: Umer Malik  
 ADDRESS: 11510 Mystic Rose Ct.  
 CITY: Las Vegas STATE: NV ZIP: 89138  
 TELEPHONE: 702-767-3764 CELL: \_\_\_\_\_  
 E-MAIL: umerzmalik1@gmail.com REF CONTACT ID #: N/A

CORRESPONDENT

NAME: Taney Engineering Attn: Elisha Scrogum  
 ADDRESS: 6030 S. Jones Blvd.  
 CITY: Las Vegas STATE: NV ZIP: 89118  
 TELEPHONE: 702-362-8844 CELL: N/A  
 E-MAIL: ElishaS@taneycorp.com REF CONTACT ID #: 164937

ASSESSOR'S PARCEL NUMBER(S): 176-15-801-011

PROPERTY ADDRESS and/or CROSS STREETS: Pebble & Rosanna

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.

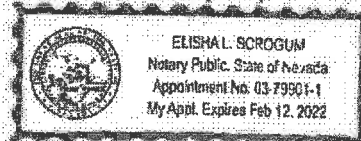
Umer Malik  
 Property Owner (Signature)\*

Umer MALIK  
 Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 5, 2021 (DATE)

By Umer Malik  
NOTARY PUBLIC: Elisha Scrogum



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



**TANEY ENGINEERING**

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

December 7, 2021

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

**Re: Pebble & Rosanna – Vacation Justification Letter**  
**APN: 176-15-801-011, 176-15-801-021, & 176-15-801-044**

To whom it may concern:

On behalf of our client, Umer Malik, Taney Engineering is respectfully submitting a project description letter for a vacation of a patent easement and a vacation of a public right-of-way.

**Patent Easement Vacation:**

We are requesting to vacate a 30 ft. patent easement, Patent Number 27-2014-0025. Due to the parcel being developed into a 30-lot residential subdivision, the stated patent easement is no longer necessary.

**Patent Easement Vacation:**

We are requesting to vacate a 30 ft. patent easement, Patent Number 27-2017-0026. Due to the parcel being developed into a 30-lot residential subdivision, the stated patent easement is no longer necessary.

**Patent Easement Vacation:**

We are requesting to vacate a patent easement, Patent Number 1198499. Due to the parcel being developed into a 30-lot residential subdivision, the stated patent easement is no longer necessary.

**Right-of-Way Vacation:**

We are requesting to vacate a 30 ft. portion of Montessouri Street, dedicated per document number 198712160601. This vacation is necessary due to an approximately 20-acre site to the north encumbered by Clark County and the proposed development to the south impeding on the continuation of Montessouri Street in either direction.

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

If you have any questions or require any additional information, please call 702-362-8844.

Respectfully,

Jeremiah Johnson  
Land Planner

**REVISED**

4R

03/01/22 PC AGENDA SHEET

PEBBLE & ROSANNA  
(TITLE 30)

PEBBLE RD/ROSANNA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-22-500001-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:**

**TENTATIVE MAP** consisting of 30 single family residential lots and common lots on 9.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Pebble Road, 570 feet west of Rosanna Street within Enterprise. JJ/rk/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-15-801-011; 176-15-801-021; 176-15-801-044

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary :**

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots: 30
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 9,032/14,594
- Project Type: Single family development

The plans depict a residential development totaling 30 single family lots on 9.3 acres. The density of the residential subdivision is 3.2 dwelling units per acre. The site design shows Torino Avenue separating the northern half of the development from the southern half of the development. Six lots generally over 13,000 square feet in size are located on the north side of Torino Avenue. The remaining 26 lots range in size from a minimum of 9,032 square feet to a maximum of 9,844 square feet. The entire project is adjacent to an RNP area except for the parcels on the south side of Pebble Road. The lots within the subdivision will be served by 39 foot wide internal private streets with no sidewalks, accessed from Torino Avenue and Pebble Road. Torino Avenue will be constructed to rural standards with minimum pavement instead of the full pavement, and without curb, gutter, sidewalk, and streetlights normally required for a public street.

**Prior Land Use Requests**

Application Number	Request	Action	Date
LUP-20-700071	Redesignated the planned land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban)	Cancelled by BCC	July 2020

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
NZC-22-0001	A nonconforming zone change to reclassify this site to R-1 zoning for a single family development is a companion item on this agenda.
VS-22-0002	A vacation for easements and rights-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

This request meets the tentative map requirements as outlined in Title 30; however, approval of this request is contingent upon approval of NZC-22-0001, which staff cannot support.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 6, 2022 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements on Pebble Road;
- Applicant to coordinate a contribution with Public Works for improvements on Torino Avenue;
- Right-of-way dedication to include 30 to 60 feet for Torino Avenue and 45 feet to the back of curb for Pebble Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Sulmona Street and Chieti Court are on the same alignment and shall have the same street name with an approved suffix.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0139-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: UMER MALIK  
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD. SUITE  
100, LAS VEGAS, NV 89118**







# TENTATIVE MAP APPLICATION 4A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-22-500001</u>	DATE FILED: <u>1-3-22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>2-9-22</u>
		TAB/CAC: <u>Enterprise</u>	R-1
		PC MEETING DATE: <u>3-1-22</u>	Ranch Estate Neighborhood LUP 20-700071
		BCC MEETING DATE: <u>4-6-22</u>	JJ
		FEE: <u>\$750.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Malik Z Living Trust</u>
	ADDRESS: <u>11510 Mystic Rose Ct</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>Umer Malik</u>
	ADDRESS: <u>11510 Mystic Rose Ct</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: <u>702-767-3764</u> CELL: _____
	E-MAIL: <u>Umerzmalik1@gmail.com</u> REF CONTACT ID #: <u>n/a</u>

<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u>
	E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>

ASSESSOR'S PARCEL NUMBER(S): 176-15-801-044

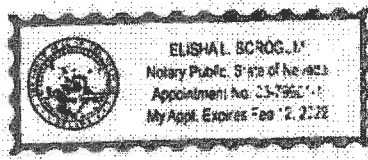
PROPERTY ADDRESS and/or CROSS STREETS: Pebble & Rosanna

TENTATIVE MAP NAME: Pebble & Rosanna

I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (I am, we are) otherwise entitled 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 assertions 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.

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

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON November 8, 2021 (DATE)  
 By Umer Malik  
 NOTARY PUBLIC: Elisha Scrogum



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



03/01/22 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

GREYJOY ST/EBBERSTON ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-22-0014-GARNER DAWN JANNETTE & JOHN:

USE PERMIT to allow a proposed accessory structure not architecturally compatible to the principal residence.

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of a proposed accessory structure in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Eberston Street and the north side of Greyjoy Street within Enterprise. MN/jor/jo (For possible action)

---

RELATED INFORMATION:

**APN:**  
177-33-712-002

**USE PERMIT:**  
Allow a proposed accessory structure (detached metal RV carport) not architecturally compatible to the principal residence where architectural compatibility is required per Table 30.44-1.

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the interior side setback of a proposed accessory structure (detached metal RV carport) to 4 feet where 5 feet is required per Table 30.40-1 (a 20% decrease).

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

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

- Site Address: 11000 Eberston Street
- Site Acreage: 0.5
- Project Type: Proposed accessory structure (detached metal RV carport)
- Number of Stories: 1
- Building Height (feet): 18 (principal residence)/14 (proposed detached metal RV carport)
- Square Feet: 3,009 (principal residence)/880 (proposed detached metal RV carport)

Site Plan

The site plan depicts an existing single family residence on the northeast corner of Ebberston Street and Greyjoy Street. The front of the residence faces west toward Ebberston Street, and the applicant is proposing to install a detached metal RV carport on the northeast portion of the subject property. The proposed detached metal RV carport will be set back 4 feet from the north property line (interior side setback) where 5 feet is required per Title 30, and 5 feet from the east property line (rear setback), 7 feet from the principal residence to the south, and 82 feet from the west property line (front setback). The proposed detached metal RV carport meets the front and rear setback and building separation requirements per Title 30; however, the applicant is requesting approval of a use permit to allow a proposed detached metal RV carport not architecturally compatible to the principal residence and a waiver of development standards to reduce the interior side setback (north property line) to 4 feet where 5 feet is required.

Landscaping

Landscaping exists primarily in the front (west), street side (south), and rear yard (east) of the subject property. Landscaping is neither required nor a part of this request.

Elevations

Plans show that the proposed detached metal RV carport is an A-frame structure with horizontal metal siding. The overall height of the proposed detached metal RV carport is 14 feet. The existing residence is 1 story with a stucco exterior.

Floor Plans

The proposed detached metal RV carport will have an overall area of 880 square feet and is rectangular in shape. The entry door will face west toward the front yard and the existing driveway.

Applicant's Justification

Although the proposed metal RV carport is constructed of steel and is not architecturally compatible to the principal residence, the proposed metal RV carport colors will closely match the roof, exterior walls, and trim color of the principal residence. Furthermore, the vertical seam roof will also provide a sturdy and consistent aesthetic look over the length of the entire RV carport. Lastly, reducing the interior side setback from the northern wall to 4 feet will allow the proposed RV carport to be properly aligned to the interior side gate. There is an existing wing wall that is a part of the northwestern portion of the single family residence which creates a misalignment between the proposed RV carport and the gate; therefore, reducing the setback will create a clear pathway for the RV to maneuver.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0573	Allowed alternative yards for residential lots, with a design review for building orientation for 2 single family residential lots	Approved by PC	September 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0342	Vacated a 3 foot wide streetlight easement along portions of La Cienega Street, Chartan Avenue, and on the east and west sides of a portion of Placid street that was previously vacated by VS-0300-17 - recorded	Approved by PC	June 2018
WS-0299-17	Allowed modifications for standard drawing for cross gutters and driveway geometrics with a design review for a single family residential development and increased finished grade	Approved by BCC	June 2017
VS-0300-17	Vacated a portion of right-of-way being Placid Street - recorded	Approved by BCC	June 2017
TM-0065-17	30 lot single family residential subdivision	Approved by BCC	June 2017
VS-0623-16	Vacated portions of rights-of-way being Siddal Avenue and Fairfield Avenue, including 30 foot wide patent easements - recorded	Approved by BCC	December 2016
VS-0023-16	Vacated the western 5 feet of a previously granted 50 foot right-of-way easement for Bermuda Road for detached sidewalks - recorded	Approved by BCC	March 2016

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Current Planning**  
**Use Permit**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the proposed detached metal RV carport should not pose a negative impact to the site or the surrounding neighbors. Staff supports the proposed structure as long as the paint color matches the single family residence. The subject property also includes existing CMU block walls to help screen the proposed structure from the private streets and surrounding neighbors; therefore, staff supports this request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. Staff does not typically support setback reductions; however, the proposed structure meets the front, rear, and building separation setback requirements. The height of the accessory structure is less than the height of the residence and significantly less than permitted in an R-E zone. Reducing the interior side setback by 1 foot should not pose adverse impacts to the subject parcel or the neighboring parcel to the north; therefore, staff also supports 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:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JOHN GARNER**

**CONTACT: JOHN GARNER, FORT COLLINS, 11000 EBBERSTON ST., LAS VEGAS, NV  
89183**

**DRAFT**







# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>UC-22-0014</u>      DATE FILED: <u>1/11/22</u></p> <p>PLANNER ASSIGNED: <u>JOK</u></p> <p>TAB/CAC: <u>ENTERPRISE</u>      TAB/CAC DATE: <u>2/9/22</u></p> <p>PC MEETING DATE: <u>3/1/22</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$OTS (UC) / \$LTS (WS)</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>John Garner and Dawn Jannette Garner</u></p> <p>ADDRESS: <u>11000 Eberston St</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89183</u></p> <p>TELEPHONE: <u>970-227-1072</u>      CELL: <u>970-227-1072</u></p> <p>E-MAIL: <u>egarner222@gmail.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>John Garner and Dawn Jannette Garner</u></p> <p>ADDRESS: <u>11000 Eberston St</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89183</u></p> <p>TELEPHONE: <u>970-227-1072</u>      CELL: <u>970-227-1072</u></p> <p>E-MAIL: <u>egarner222@gmail.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>SAME AS ABOVE</u></p> <p>ADDRESS: _____</p> <p>CITY: _____      STATE: _____      ZIP: _____</p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-33-712-002

PROPERTY ADDRESS and/or CROSS STREETS: 11000 Eberston St. Las Vegas NV 89183

PROJECT DESCRIPTION: Install 12ft x 16 ftW x 55ftL steel carport on concrete slab foundation

(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.

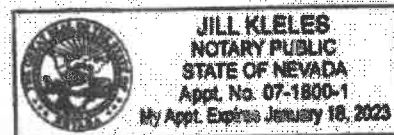
[Signature]      John Garner and Dawn Jannette Garner  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1-10-22 (DATE)

By John Eric Garner

NOTARY PUBLIC Jill Kleles



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity. Page 1 of 2

JL

VC-22-0014

I am requesting the following:

1. Use Permit to allow a carport to not be architecturally compatible to the main residence.
  - a. Justification: (describe the materials and state why you are choosing this type of design)
    - The carport will be 16ft wide X 55 ft long x 14 ft tall (12 ft tall sidewall). The carport will be made of steel, and manufactured and erected by Dreams Carports, Inc. Orem, UT. The carport will be anchored to a new concrete slab on grade. The carport slab will maintain a level perimeter curb for the carport and drain to the west, matching the lot drainage.
    - The carport colors closely match the roof, wall, and trim color of the residence. The carport will include vertical seam steel roof and horizontal seam side panels. The side panels extend 6 ft down from the intersection with the roof. The north 6 ft wall panel (from the roof down half-way to the foundation slab) will be lined with 5/8-inch DensGlass Fireguard Sheathing.
    - The lot in Heritage Estates includes a 12 ft rear access gate and RV power circuit. All lots in Heritage Estates were established for rear yard storage of RV's if so desired.
    - The materials and installation we have chosen will be similar in color and high quality. The vertical seam roof will provide a sturdy and consistent aesthetic over the length of the carport. A carport is extremely important to protect the RV's that we have parked in the subject area that the lot was designed for. A carport or garage made of materials that exactly match the residence would be cost prohibitive and aesthetically massive in contrast.
  
2. Reduce the interior side setback of a proposed carport to 4 feet where 5 feet is required.
  - a. Justification:
    - The wing-wall that locates the 12-foot gate from the north wall is approximately 4 ft long. Locating the carport 5 ft from the north wall would appear unbalanced and create ingress/egress misalignment to the carport. The carport is not combustible therefore, 4 feet from the wall is justified.

03/02/22 BCC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY SILVERADO RANCH BLVD/WALMER CASTLE LN (TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-22-400001 (VS-0813-17)-CEO DEVELOPMENT, LLC:

VACATE AND ABANDON SECOND EXTENSION OF TIME of easements of interest to Clark County located between Silverado Ranch Boulevard and Great Duke Avenue (alignment), and between Walmer Castle Lane (alignment) and Gillespie Street and portions of a right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Great Duke Avenue (alignment) within Enterprise (description on file). MN/jvm/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-28-501-002; 177-28-501-004

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

**BACKGROUND:**

**Project Description**

The approved plans depict the vacation and abandonment of 3 foot to 33 foot wide easements along most property lines of the 2 parcels that comprise the project development site. Additionally, the approved application includes a request to vacate and abandon 25.5 foot and 30 foot wide half street sections with associated spandrels of Walmer Castle Lane located south of Silverado Ranch Boulevard and including the portion of the cul-de-sac at the terminus of the street.

Previous Conditions of Approval

Listed below are the approved conditions for ET-19-400157 (VS-0813-17):

Current Planning

- Until November 21, 2021 to record;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies will be required.

**Public Works - Development Review**

- Compliance with previous conditions.

Listed below are the approved conditions for VS-0813-17:

**Current Planning**

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

**Public Works – Development Review**

- Applicant to execute a maintenance access easement through site to the adjacent drainage channel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the eastern portion of the vacated area of Walmer Castle Lane will become part of the adjacent lots in the Oaks Unit 1 and Oaks Unit 1 Amended subdivisions; that in order to purchase those areas from any of the adjacent owners a new tentative map must be approved; and that a final map must be recorded showing the new boundaries for all of the lots included in the land sale.

**Building/Fire Prevention**

- Applicant is advised that when installing streets using “L” type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; if using rolled curbs, minimum 39 foot widths are required, from back of curb to back of curb are required.

**Applicant’s Justification**

The applicant indicates that they have used their best efforts to proceed forward diligently; however, additional time is needed in order to record this vacation.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-19-400158 (ZC-0812-17)	Extension of time for a PUD	Withdrawn	N/A
ET-19-400157 (VS-0813-17)	Extension of time to vacate easements and right-of-way	Approved by BCC	February 2020
ZC-0812-17	Reclassified to RUD zoning for a planned unit development for triplex and townhouse residences	Approved by BCC	November 2017
VS-0813-17	Vacated easements & right-of-way at Walmer Castle Lane and Silverado Ranch Boulevard	Approved by BCC	November 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4	Multiple family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Single family residential
South & West	Neighborhood Commercial	C-P	Office complex

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

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

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Until November 21, 2023 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies will be required.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** AMY SUGDEN

**CONTACT:** AMY SUGDEN, SUGDEN LAW, 9728 GILLESPIE STREET, LAS VEGAS, NV  
89183

DRAFT



# LAND USE APPLICATION 6A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (AR) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) VS-0813-17 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<p style="text-align: center;"><b>STAFF</b></p> DATE FILED: <u>1-6-2022</u> PLANNER ASSIGNED: <u>DBB</u> ACCEPTED BY: <u>DBB</u> FEE: <u>300</u> CHECK #: COMMISSIONER: <u>MN</u> OVERLAY(S)? PUBLIC HEARING? <u>Y (N)</u> TRAILS? <u>Y (N)</u> PFNA? <u>Y (N)</u> APPROVAL/DENIAL BY:	APP. NUMBER: <u>ET-22-400001</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>2-9</u> TIME: <u>6pm</u> PC MEETING DATE: BCC MEETING DATE: <u>3-2-2022</u> ZONE / AE / RWP: <u>R4D</u> PLANNED LAND USE: <u>MN</u> NOTIFICATION RADIUS: <u>-</u> SIGN? <u>Y (N)</u> LETTER DUE DATE: COMMENCE/COMPLETE:
<p style="text-align: center;"><b>PROPERTY OWNER</b></p>	NAME: <u>CEO Development, LLC</u> ADDRESS: <u>9728 Gillespie Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.307.1500</u> FAX: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>	
<p style="text-align: center;"><b>APPLICANT</b></p>	NAME: <u>CEO Development LLC</u> ADDRESS: <u>9728 Gillespie Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>N/A</u> FAX: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>	
<p style="text-align: center;"><b>CONSULTANT</b></p>	NAME: <u>Amy Sugden - Sugden Law</u> ADDRESS: <u>9728 Gillespie Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.625.3605</u> FAX: CELL: <u>314.283.9847</u> E-MAIL: <u>amy@sugdenlaw.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-28-501-002 and 004

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Blvd and Walmer Castle Lane

PROJECT DESCRIPTION: Vacation Application

I, We, the undersigned owner and say that I am, We are the owners of record on the Tax Rolls of the property involved in the 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 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 employee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature): [Signature]      Property Owner (Print): CEO Development LLC

STATE OF Nevada  
 COUNTY OF Clark

FORWARDED AND SIGNED BEFORE ME ON 1-5-22 DATE

By Las Vegas, NV

NOTARY PUBLIC: [Signature]

MELANIE BLUMEL  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 APPT. NO. 99-53218-1  
 BY APPT. EXPIRES SEPTEMBER 11, 2023

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

ET-22-400061

November 18, 2021

**PLANNER  
COPY**

Clark County Department of Comprehensive Planning  
Attn: Al Laird, Principal Planner  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

**RE: CEO Development LLC – Justification Letter for Extension of Time**

Mr. Laird,

This correspondence is sent in support of CEO Development LLC (“CEO”)’s application for extension of time related to property situated at the southwest corner of Silverado Ranch Boulevard and Walmer Castle Lane (“Subject Property”).

CEO previously applied for and received approval from the Clark County Board of County Commissioners (“County”) for a vacation of rights-of-way and patent easement, identified by VS-0813-17 (“Application”).

On or about December 1, 2017, the County issued a Notice of Final Action approving the Application with specified conditions. Subsequently, in March 2020, CEO obtained an extension to the Application. Unfortunately, that extension was obtained right on brink of COVID-19 and no one was ready for the grave impacts the pandemic would have economically, financially, socially, etc.

Thus, while CEO has used its best efforts to proceed forward diligently with its project based on the County’s approvals of its Application, CEO is respectfully requesting another extension of time as it has not yet completed the recordation of the vacation and needs additional time to do so and move forward with construction on the site.



03/02/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL SUBDIVISION  
(TITLE 30)

CHIEFTAIN ST/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0007-CRUZ FAMILY TRUST & CRUZ LEONDINO G. & NARCISA T. TRS:

USE PERMIT for a single family residential subdivision.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 2.6 acres in an H-2 (General Highway Frontage) Zone.

Generally located on the northeast corner of Chieftain Street and Serene Avenue within Enterprise. JJ/jt/jo (For possible action)

RELATED INFORMATION:

**APN:**

176-19-601-020

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Increase perimeter block wall height to 12 feet (6 foot retaining wall with 6 foot screen wall) where 9 feet (3 foot retaining wall with 6 foot screen wall) is the maximum per Section 30.64.050 (a 33% increase).
- b. Increase perimeter block wall height to 12.5 feet (6.5 foot retaining wall, 5 foot screen wall, and 1 foot wrought iron fence) where 9 feet (3 foot retaining wall with 6 foot screen wall) is the maximum per Section 30.64.050 (a 39% increase).

**DESIGN REVIEWS:**

1. Single family residential subdivision.
2. Increase finished grade to 78 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 117% increase).

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.6
- Number of Lots/Units: 17

- Density (du/ac): 6.5
- Gross & Net Minimum/Maximum Lot Size (square feet): 3,396/5,117
- Project Type: Single family residential subdivision
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,845/2,170/2,340/2,555

### Request

This application is for a single family residential subdivision, which is allowed in the H-2 zoning designation with a special use permit and compliance with the R-2 zoning development standards. The proposed development complies with the R-2 development standards.

### Site Plan

The site plan depicts a 17 lot single family residential subdivision. Access is provided to 14 of the lots by a 42 foot wide private street that extends east from Chieftain Street. A 4 foot wide sidewalk is provided on the north side of the private street, and the private street terminates in a cul-de-sac on the east side of the site. Three lots located in the southwest portion of the site will take access directly from Chieftain Street rather than the proposed private street.

### Landscaping

An attached sidewalk is provided along Chieftain Street, and a 6 foot wide landscape strip is provided behind the attached sidewalk on the north side of the entrance to the subdivision. A 15 foot wide landscape area with a detached sidewalk is provided along Serene Avenue on the south side of the site.

A waiver of development standards is necessary to increase the wall height to 12 feet (6 foot retaining wall with 6 foot screen wall) along the east property line and to 12.5 feet (6.5 foot retaining wall, 5 foot screen wall, and 1 foot wrought iron fence) along the north property line.

### Elevations

The elevations depict 2 story homes with painted stucco, foam pop-outs, stone veneer accents, and pitched barrel tile roofs.

### Floor Plan

The home models range in size from 1,845 square feet to 2,555 square feet and include 2 car garages.

### Applicant's Justification

According to the applicant, the development is appropriate at this location, and the design of the homes complies with Title 30 standards. The increased finished grade and the increased wall heights are necessary due to the existing topography of the site, which falls from the east to west approximately 5 feet. Also, the cul-de-sac must be designed in a manner to prevent storm water from entering the site from Chieftain Street. The adjacent parcels to the east and north are undeveloped and zoned C-2.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Corridor Mixed-Use (less than 18 du/ac)	C-2	Undeveloped
South	Corridor Mixed-Use (less than 18 du/ac)	R-2	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**Related Applications**

Application Number	Request
TM-22-500005	A tentative map for a single family residential subdivision is a companion item on this agenda.
VS-22-0008	A vacation and abandonment of government patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning****Use Permit**

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

The proposed single family residential subdivision is allowed in the H-2 zoning district with approval of a special use permit and compliance with the R-2 zoning development standards. As proposed, the single family residential subdivision complies with the R-2 development standards, including but not limited to density, minimum lot size, and setbacks. In addition, the site is abutting existing R-2 zoned single family subdivisions to the west, across Chieftain Street, and to the south, across Serene Avenue. Lastly, the adjacent parcels to the north and east are undeveloped and zoned for C-2 uses. As a result, the proposed use is appropriate at this location, and it will not create any undue adverse effects on the adjacent properties. Therefore, staff can support the use permit.

**Waiver of Development Standards**

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

The increased wall heights will be adjacent to undeveloped properties zoned C-2. However, until the adjacent properties develop, the increased wall heights of 12 feet and 12.5 feet will be clearly visible from the adjacent rights-of-way. For example, Fort Apache Road is approximately 340 feet east of the site, and Blue Diamond Road ranges from 60 feet to 130 feet north of the site. As a result, motorists will have unencumbered views of the large, austere block walls. Therefore, staff recommends a condition of approval that the exterior block walls be both tiered and decorative. To the extent practical, the tiered component of the wall should include a minimum 6 foot off-set that is revegetated, similar to Figure 30.64-1.

#### Design Review #1

The proposed single family residential subdivision complies with goals and policies in the Master Plan. For example, Goal 1.1 encourages opportunities for diverse housing options, and Policy 1.1.1 encourages diverse housing types in numerous locations. While the residential development will provide additional single family detached residential units, the site is compatible with existing, abutting single family residential subdivisions. Furthermore, this is an in-fill parcel, and Policy 1.4.4 encourages flexibility with development standards and compatibility with the scale and intensity of the surrounding area. The single family residential subdivision is compatible and consistent with the scale and intensity of the abutting single family subdivisions. Lastly, the design of the homes includes a variety of models and architectural enhancements to improve the aesthetic appeal. As a result, staff can support the request.

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

##### Design Review #2

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

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

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

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

##### **Current Planning**

- Perimeter walls on the north and east sides of the subdivision to be tiered (consistent with Figure 30.64-1 to the extent practical) and decorative.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Chieftain Street, 35 feet to the back of curb for Serene 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;
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the portion of Chieftain Street without homes fronting it needs to have an L-curb.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0025-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: SIGNATURE HOMES**

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





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE     <input type="checkbox"/> CONFORMING (ZC)     <input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>UC-22-0007</u>      DATE FILED: <u>1/6/22</u></p> <p>PLANNER ASSIGNED: <u>JCT</u></p> <p>TAB/CAC: <u>ENTERPRISE</u>      TAB/CAC DATE: <u>2/9/22</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>3/2/22</u></p> <p>FEE: <u>\$1,825<sup>00</sup></u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Cruz Family Trust</u></p> <p>ADDRESS: <u>2833 Desert Crystal</u></p> <p>CITY: <u>LV</u>      STATE: <u>NV</u>      ZIP: <u>89130</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____</p>
	<b>APPLICANT</b>	<p>NAME: <u>Signature Homes</u></p> <p>ADDRESS: <u>801 S. Rancho Drive Suite E-4</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89106</u></p> <p>TELEPHONE: _____      CELL: <u>702-498-8471</u></p> <p>E-MAIL: <u>rckbarron@signaturehomes.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Sonia Macias @ TCE</u></p> <p>ADDRESS: <u>7080 La Cienega Street #200</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702-932-6125</u>      CELL: <u>702-336-4071</u></p> <p>E-MAIL: <u>smaclias@tce-lv.com</u>      REF CONTACT ID #: <u>170781</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-19-601-020

PROPERTY ADDRESS and/or CROSS STREETS: Chieftain St. / Serene Ave.

PROJECT DESCRIPTION: We are requesting a 17 lot single family residential development on 2.55 acres

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

Narcisa Cruz  
Property Owner (Signature)\*

CRUZ FAMILY TRUST / NARCISA CRUZ  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 13, 2021 (DATE)

By \_\_\_\_\_

NOTARY PUBLIC: [Signature]

Madison Stecher  
NOTARY PUBLIC  
STATE OF NEVADA  
Appt. No. 18-4072-1  
My Appt. Expires September 1, 2022

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

November 30, 2021

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

Re: Chieftain/Serene 2.5  
Design Review/Special Use Permit/Waiver of Standards  
APN# 176-19-601-020  
Project#: 273-21004

On behalf of Signature Homes, we respectfully request your approval of a Special Use Permit, Design Review and Waiver of Standards for the proposed project.

The project proposes an 18 lot single family detached residential development on approximately 2.55 gross acres at a density of 7.1 dwelling units per acre within the Enterprise Land Use planning area.

**Location:** The proposed project is located at the northeast corner of Serene Avenue and Chieftain Street within Section 19, Township 22 South, Range 60 East.

**Special Use Permit:** The site is presently zoned H-2 and, therefore, a detached single family residential development is allowed with a special use permit utilizing R-2 development standards per Table 30.44-1 of Title 30. The proposed residential development is in conformance with the R-2 development standards.

**Design Review:** The project proposes a 17 lot single family detached residential subdivision served by a 42' wide private street that connects to Chieftain Street on the west side of the site. The proposed subdivision provides gross (and net) lot sizes that range from approximately 3,623 to 5,117 square feet with an average lot size of approximately 4,160 square feet. The proposed project will consist of four single story homes that range in size from approximately 1,845 to 2,555 square feet and provide varying elevations at a typical height of approximately 25'. The homes each provide two car garages. The submitted floor plans and elevations conform to the design standards in Table 30.56-2 by providing covered porches, building pop-outs, and architectural enhancements to windows and doorways. The homes will be stucco finish with concrete tile roofs and optional finishes may be offered such as tile or stone veneer enhancements.

As required under section 30.32.040 of Title 30, the design review requests approval of an increase in the finished grade up to a maximum of 6.5'. This increase in grade is necessary in due to the existing topography of the site which falls from west to east in combination with project access off of Chieftain Street which is approximately 5' higher than project's eastern boundary and the necessity to provide a high point in the proposed private street for drainage requirements. We are proposing a cross-fall street section at the intersection of the private street with Chieftain to lessen the impact of the required highpoint to the existing property to the north. The conceptual grading design of the site is intended to mitigate the requested increase in grade by provided a private drainage easement near the eastern site boundary to lower the proposed site where possible. The properties to the north and east are undeveloped and proposed for commercial uses.



T THOMASON  
C CONSULTING  
E ENGINEERS

**Waiver of Development Standards:** Approval of a Waiver of Development Standards to allow a maximum 12' perimeter wall height (with 6' screen and 6' retaining wall) where 9' wall height is allowed by Title 30 section 30.64.050(a)(4). This condition occurs along the eastern portion of the site adjacent to the undeveloped commercial property. Approval of a Waiver of Development Standards to allow a maximum 12.5' perimeter wall height section (with 5' screen, 1' wrought iron, and 6.5' retaining wall) where 9' wall height is allowed by Title 30 section 30.64.050(a)(4). This condition occurs along the northern portion of the site adjacent to the undeveloped commercial property.

*Justification: The increase in wall height is created due to the existing topography of the site which falls from the east to the west approximately 5'. The project entrance must be designed in a manner to prevent storm water from Chiestain Avenue from entering the site (i.e. raised relative to the existing elevation of Chiestain) which, along with minimum roadway design criteria, controls the amount to which the interior street can be lowered at the entrance high point and at the east end. The directly adjacent affected properties are vacant and planned for commercial use.*

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

**John McAvoy**

Digitally signed by John  
McAvoy  
Date: 2021.12.02 08:52:46  
-08'00'

John McAvoy  
Project Manager



EASEMENTS  
(TITLE 30)

CHIEFTAIN ST/SERENE AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0008-CRUZ FAMILY TRUST & CRUZ LEONDINO G. & NARCISA T. TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Chieftain Street, and between Blue Diamond Road and Serene Avenue within Enterprise (description on file). JJ/jt/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

176-19-601-020

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of government patent easements, which are 33 feet wide along the east and north portions of the property and 3 feet wide along the west portion of the property. According to the applicant, these easements are no longer necessary since access to the site is via Chieftain Street.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Corridor Mixed-Use (less than 18 du/ac)	C-2	Undeveloped
South	Corridor Mixed-Use (less than 18 du/ac)	R-2	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-22-0007	A use permit for a single family residential subdivision is a companion item on this agenda.
TM-22-50005	A tentative map 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 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:**

### **Current Planning**

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

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

- Right-of-way dedication to include 30 feet for Chieftain Street, 35 feet to the back of curb for Serene 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

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

**APPLICANT:** SIGNATURE HOMES

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

DRAFT





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

8A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-22-0008</u>	DATE FILED: <u>1/6/22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> LEASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JET</u>	TAB/CAC DATE: <u>2/9/22</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>3/2/22</u>	
		FEE: <u>\$7500</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Cruz Family Trust</u>
	ADDRESS: <u>2833 Desert Crystal</u>
	CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89130</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>Signature Homes</u>
	ADDRESS: <u>801 S. Rancho Drive Suite E-4</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: _____ CELL: <u>702-498-8471</u>
	E-MAIL: <u>rickbarron@signaturehomes.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 176-19-601-020

PROPERTY ADDRESS and/or CROSS STREETS: Chieftain St. / Serene Ave.

\_\_\_\_\_

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

<p><u>Narcisa Cruz</u>          Property Owner (Signature)*          STATE OF NEVADA          COUNTY OF <u>Clark</u>          SUBSCRIBED AND SWORN BEFORE ME ON <u>September 13, 2021</u> (DATE)          By _____          NOTARY PUBLIC: <u>[Signature]</u></p>	<p><u>CRUZ FAMILY TRUST/NARCISA CRUZ</u>          Property Owner (Print)  <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 10px;">              Madison Stecher              NOTARY PUBLIC              STATE OF NEVADA              Appt. No. 18-4072-1              My Appt Expires September 1, 2022           </div> </p>
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\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



November 30, 2021

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

**Re: Chieftain/Serene 2.5  
Vacation of Patent Easement  
APN# 176-19-601-020  
Project#: 273-21004**

On behalf of Signature Homes, we respectfully request your approval of the vacation of patent easement.

**Location:** The proposed project is located at the northeast corner of Serene Avenue and Chieftain Street within Section 19, Township 22 South, Range 60 East.

**Justification:** This vacation is submitted as a companion item in support of the proposed subdivision located northeast corner of Serene Avenue and Chieftain Street. We are requesting the vacation of the existing patent easements as they are un-needed as the primary access is taken off of Chieftain Avenue. We are requesting the full 33' to be vacated along the north and eastern project boundary and 3' to be vacated along the western boundary that abuts Chieftain Avenue. The southern 33' will overlap the 35' right-of-way to be dedicated for Serene Avenue and will remain.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

John McAvoy  
Project Manager



CHIEFTAIN SERENE  
(TITLE 30)

CHIEFTAIN ST/SERENE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-22-500005-CRUZ FAMILY TRUST & CRUZ LEONDINO G. & NARCISA T. TRS:**

**TENTATIVE MAP** consisting of 17 lots and common lots on 2.6 acres in an H-2 (General Highway Frontage) Zone.

Generally located on the northeast corner of Chieftain Street and Serene Avenue within Enterprise. JJ/jt/jo (For possible action)

RELATED INFORMATION:

**APN:**

176-19-601-020

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.6
- Number of Lots/Units: 17
- Density (du/ac): 6.5
- Minimum/Maximum Lot Size (square feet): 3,396/5,117
- Project Type: Single family residential subdivision

The site plan depicts a 17 lot single family residential subdivision. Access is provided to 14 of the lots by a 42 foot wide private street that extends east from Chieftain Street. A 4 foot wide sidewalk is provided on the north side of the private street, and the private street terminates in a cul-de-sac on the east side of the site. Three lots located in the southwest portion of the site will take access directly from Chieftain Street rather than the proposed private street.

An attached sidewalk is provided along Chieftain Street, and a 6 foot wide landscape strip is provided behind the attached sidewalk on the north side of the entrance to the subdivision. A 15 foot wide landscape area with a detached sidewalk is provided along Serene Avenue on the south side of the site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Corridor Mixed-Use (less than 18 du/ac)	C-2	Undeveloped
South	Corridor Mixed-Use (less than 18 du/ac)	R-2	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-22-0007	A use permit for a single family residential subdivision is a companion item on this agenda.
VS-22-0008	A vacation and abandonment of government patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request meets the tentative map requirements 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, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;

- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Chieftain Street, 35 feet to the back of curb for Serene 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.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the portion of Chieftain Street without homes fronting it needs to have an L-curb.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided.

**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 #0025-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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





# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 9A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-22-500005</u>	DATE FILED: <u>1/6/22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JCT</u>	TABI/CAC DATE: <u>2/9/22</u>
		TABI/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>3/2/22</u>	
		FEE: <u>\$750</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Cruz Family Trust</u>
	ADDRESS: <u>2833 Desert Crystal</u>
	CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89130</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>Signature Homes</u>
	ADDRESS: <u>801 S. Rancho Drive Suite E-4</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>rickbarron@signaturehomes.com</u> CELL: <u>702-498-8471</u>
	E-MAIL: _____ REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 176-19-601-020

PROPERTY ADDRESS and/or CROSS STREETS: Chieftain St. / Serene Ave.

TENTATIVE MAP NAME: Chieftain / Serene

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.

Narcisca Cruz  
 Property Owner (Signature)\*

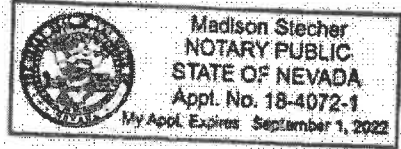
CRUZ FAMILY TRUST / NARCISA CRUZ  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 13, 2021 (DATE)

By \_\_\_\_\_

NOTARY PUBLIC: [Signature]



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



03/02/22 BCC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

WARM SPRINGS RD/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0012-BORISA ZEN CENTER, INC.:

USE PERMITS for the following: 1) place of worship (meditation room); and 2) allow an existing carport to not be architecturally compatible to the main residence.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping adjacent to a less intensive use; 2) allow alternative landscaping adjacent to an arterial street; 3) allow alternative landscaping adjacent to a less intensive use; 4) eliminate trash enclosure; 5) reduce the gate setback; 6) allow modified driveway geometrics; and 7) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEW for a place of worship (meditation room) in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Warm Springs Road, 150 feet west of Cameron Street within Enterprise. MN/jor/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

177-06-402-027

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate landscaping adjacent to a less intense use (single family residence) to the north and a portion of the west property line where Figure 30.64-11 is required.
2. Allow alternative landscaping adjacent to an arterial street (Warm Springs Road) where Figure 30.64-17 is required.
3. Allow alternative landscaping adjacent to a less intense use (single family residence) to the east and west where Figure 30.64-11 is required.
4. Eliminate the trash enclosure where required per Section 30.56.120.
5. Reduce the gate setback to 11 feet where 18 feet is required per Section 30.64.020(7) (a 39% reduction).
6. Allow the existing driveway geometrics to remain where commercial driveways are required per Uniform Standard Drawing 222.1.
7. Waive full off-site requirements (curb, gutter, sidewalk, streetlights, and partial paving).

**LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 4662 W. Warm Springs Road
- Site Acreage: 1
- Project Type: Place of worship (meditation room)
- Number of Stories: 1
- Building Height (feet): 13 (existing residence)/10 (existing accessory storage structure #1)/9 (existing accessory storage structure #2)/10 (existing accessory storage structure #3)/8 (existing detached accessory shade structure)/12 (existing detached metal carport)
- Square Feet: 3,303 (existing residence)/382 (proposed interior meditation room)/201 (existing accessory storage structure #1)/172 (existing accessory storage structure #2)/99 (existing accessory storage structure #3)/347 (existing detached accessory shade structure)/393 (existing detached metal carport)
- Parking Required/Provided: 4/4 (related to place of worship only - meditation room)

#### Site Plan

The site plan depicts an existing single family residence on 1 acre which fronts Warm Springs Road. The applicant is requesting a place of worship (meditation room) within the interior of the residence. No exterior changes are proposed to the existing residence. Per the applicant, the living room which is located adjacent to the foyer area will be converted to a mediation room and the remainder of the residence will remain as is. The property owner will allow the meditation room to be utilized once a week, every Tuesday at 10:30 a.m., and attendance will be by invitation only.

The existing structures include the main residence, accessory structures in the rear yard, and a detached metal carport along the east property line. The main residence is an L-shaped structure centrally located on the site and is set back 19 feet, 7 inches from the west property line (interior side setback), 80 feet from the north property line (rear setback), 47 feet from the east property line (interior side setback), and 108 feet from the south property line (front setback).

There are 3 accessory storage structures on the northwest corner of the subject property which meet the 5 foot interior side and rear setbacks per Title 30. The plan also shows a detached accessory shade structure along the north property line which will be relocated 5 feet away from the north property line to meet the rear yard accessory structure setback per Title 30. The detached metal carport along the east property line also meets 5 foot interior side setback required per Code; however, the applicant is requesting approval of a use permit to allow the structure to not be architecturally compatible to the main residence.

Along the south property line is an existing circular driveway which will be renovated to include 4 required parking spaces, a pedestrian access pathway from the parking spaces to the residences, and additional landscaping. The existing circular driveway entrances includes access gates on both the southwestern and southeastern driveways. The site plan shows that the decorative wrought iron access gates are attached to a combination screen wall which features a 40 inch high CMU block wall with a 30 inch decorative wrought iron on top will be relocated and set



back 11 feet from the south property line in order to meet the sight visibility zone requirements. The applicant is requesting to reduce the gate setback to 11 feet where 18 feet is required per Code.

Existing screening around the property includes a 6 foot high solid CMU block wall along the north property line, and a majority of the east and west property lines. The 40 inch high CMU block wall with a 30 inch decorative wrought iron on top is also shown on the southwestern and southeastern corners of the subject parcel. Lastly, the applicant is also requesting to eliminate the required trash enclosure required on the site per Section 30.56.120, allow the existing driveway geometrics to remain, and waiver off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

#### Landscaping

Per the submitted plans, existing shrubs along the east and west property lines will remain as is which ties into the applicant's waiver to allow alternative landscaping adjacent to a less intense use to the east and west (single family residence). The same shrubs exist along the southern portion of the east property line, these shrubs will remain with the addition of three, 24 inch box trees.

The plan also shows the remaining portion of the east property line, the entire north property line, and northwest corner of the site will not include any new landscaping, hence the request to eliminate landscaping adjacent to a less intense use (single family residence) to the north and a portion of the west property line where Figure 30.64-11 is required.

In addition, there is an existing 63 foot wide landscape area with a depth of 61 feet along the south property line in between the existing driveways. The plan shows that this area will include the required 4 parking spaces with landscape finger islands on each end. Furthermore, 3 additional trees and a variety of shrubs will be added to the landscape area. Since the plans show that the proposed and existing landscaping adjacent to Warm Springs Road does not follow Figure 30.64-17, the applicant is requesting a waiver to allow alternative landscaping adjacent to an arterial street (Warm Springs Road) where Figure 30.64-17 is required. Lastly, any existing shrubs and trees within the rear yard and directly adjacent to the main residence will remain.

#### Elevations

The applicant submitted photos with dimensions which depict all of the existing structures on the site. The main residence is a single story structure with an overall height of 13 feet. The exterior materials of the main residence include vertical wood paneling with paint colors that match the accessory structures. The 3 accessory storage structures on the northwest corner of the site include grey siding with white trim and asphalt shingle roofing. The detached accessory structure along the north property line is constructed of white Alumawood with an asphalt shingled roof. Lastly, the detached metal carport along the east property line includes corrugated metal siding with a standing seam metal roof. The metal carport is the only accessory structure that is not architecturally compatible to the main residence.

The overall heights for the existing accessory structures are as follows:

- 10 feet (existing accessory storage structure #1)

- 9 feet (existing accessory storage structure #2)
- 10 feet (existing accessory storage structure #3)
- 8 feet (existing detached accessory shade structure)
- 12 feet (existing detached metal carport)

**Floor Plans**

The plans show that the main residence has an overall area of 3,303 square feet. The floor plan shows that the proposed interior meditation room has an overall area of 382 square feet. Attendees of the meditation space will access this area directly from the foyer room of the main residence. The main residence includes bedrooms, bathrooms, family room, kitchen, laundry room, and office, and a garage.

The accessory structures have the following overall square footage:

- 201 square feet (existing accessory storage structure #1)
- 172 square feet (existing accessory storage structure #2)
- 99 square feet (existing accessory storage structure #3)
- 347 square feet (existing detached accessory shade structure - north property line)
- 393 square feet (existing detached metal carport - east property line)

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

Per the submitted justification letter, the applicant is requesting to convert an existing living room area of the main residence into a 382 square foot meditation space. The remainder of the residence will remain as is. Four additional parking spaces are required and provided on-site in addition to the required ADA access and pedestrian walkway. The owner will install additional landscaping (trees and shrubs) along the south property line, but the existing landscaping along the side yards will remain the same. The screening and access gates along the south property line will be set back 11 feet in order to meet sight visibility zone requirements. The proposed meditation space will be held weekly through invitation only. The meditation event will take place every Tuesday at 10:30 a.m. for approximately 10 to 15 people.

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-22-0013	A vacation and abandonment for patent easements is a companion item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Use Permits

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

##### Use Permit #1

With appropriate building siting and appropriate buffering; a place of worship can be consistent and compatible with residential neighborhoods in accordance with Title 30 and the new Master Plan. Other places of worship have been approved and developed in residential areas with little or no adverse impact to the community. Staff does not have an issue with the proposed use; therefore, can support the request. However, staff is concerned with the numerous waiver requests proposed on the subject property.

##### Use Permit #2

Staff finds that the metal detached carport is appropriately set back from the neighbor to the east and is set back almost 100 feet from Warm Springs Road. The existing screening which is comprised of a 6 foot high CMU solid block wall and proposed trees will help screen the metal detached carport from view. Since the existing carport poses no negative impacts to the site, staff can support this request.

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

Although the applicant is proposing to convert a 382 square foot living room area of the residence to be converted into a meditation space, the proposed use still requires the subject property to follow Title 30 landscaping requirements adjacent to a less intense use. The plans show that no additional landscaping will be added along the north property line, a majority of the east property line, and the northwest corner of the subject parcel where Figure 30.64-11 is required. Staff finds that the site has ample room to plant some landscaping and/or provide an alternative design to Figure 30.64-11. Since the applicant is not providing landscaping within these areas, staff cannot support this request.

#### Waiver of Development Standards #2

The plan shows that alternative landscaping adjacent to an arterial street (Warm Springs Road) is proposed along the south property line where Figure 30.64-17 is required. The plan depicts that the applicant is adding trees on the southeast corner of the site, and enhancing the 63 foot wide landscape area in between the 2 driveways. Staff can support this request if the applicant plants 2 additional trees in the southwest corner of the parcel to match the proposed trees on the southeast corner of the site.

#### Waiver of Development Standards #3

The applicant is requesting to allow alternative landscaping adjacent to less intense uses (single family residence) to the east and west where Figure 30.64-11 is required. The plans show that the east and west property lines have existing 6 foot wide landscape planters which can accommodate trees to fulfill the requirements of Figure 30.64-11. The lack of substantial landscaping adjacent to existing residential uses may potentially impact the surrounding single family residences. Staff cannot support this request.

#### Waiver of Development Standards #4

Since the applicant is not proposing a full scale place of worship where services and related events are usually associated with places of worship, staff can support the request to eliminate the trash enclosure requirement per Section 30.56.120.

#### Waiver of Development Standards #5

Reducing the gate setback can cause stacking of vehicles within the right-of-way while participants of the place of worship are queuing to enter the subject property. Staff finds that site has ample area along the south property line to relocate the gate 7 feet to the north to meet the 18 foot gate setback requirement per Section 30.64.020(7). Staff also does not support this request.

#### Design Review

Due to the lack of landscaping, staff is concerned that this can negatively impact the existing neighbors to the east and south and future residences to the north and the west. Since staff cannot support waivers of development standards #1 and #3, staff cannot support the design review.

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

##### Waivers of Development Standards #6 & #7

Staff does not object to the waiver of off-sites for Warm Springs Road and to allow the existing driveways to remain. The applicant will be coordinating a cost contribution with Public Works for improvements on Warm Springs Road for the upcoming improvement project.

#### **Staff Recommendation**

Approval of the use permits, waivers of development standards #2, #4, #6, and #7; denial of waivers of development standards #1, #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:**

### **Current Planning**

If approved:

- Plant 2 trees in the southwest corner landscape planter;
- Relocate the detached accessory shade structure 5 feet south from the rear (north) wall;
- Design review as a public hearing for significant changes to the plans;
- Approval of this application does not constitute or imply approval of any other County issued permit, license or approval;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- No parking signs must be posted on both the north and south sides of Warm Springs Road between Cameron Street and Ullom Drive;
- Applicant to coordinate a contribution with Public Works for improvements on Warm Springs Road;
- Coordinate with Public Works - Design Division for the Warm Springs Road improvement project;
- Dedicate any right-of-way and easements necessary for the Warm Springs Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BORISA ZEN CENTER**  
**CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD.,**  
**LAS VEGAS, NV 89119**

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 10A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

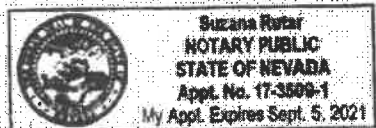
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-22-0012</u> DATE FILED: <u>1/10/22</u> PLANNER ASSIGNED: <u>DK</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>2/9/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/2/2022</u> FEE: <u>\$675 (UC) / \$475 (UC) / \$675 (DK)</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Borisa Zen Center</u> ADDRESS: <u>4662 Warm Spring RD</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-909-9453</u> CELL: <u>510-717-5181</u> E-MAIL: <u>borisazencenter@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Sun Jung Park</u> ADDRESS: <u>4662 Warm Spring Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-909-9453</u> CELL: <u>510-717-5181</u> E-MAIL: <u>borisazencenter@gmail.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>SIMONA STEPHENS - SUZANA PUTAR ARCHITECT LTD.</u> ADDRESS: <u>1950 E. WARM SPRINGS RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>307-263-0176</u> CELL: _____ E-MAIL: <u>Simona@srputar.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-06-402-027  
 PROPERTY ADDRESS and/or CROSS STREETS: 4662 Warm Springs Rd, Las Vegas, NV 89118  
 PROJECT DESCRIPTION: Convert portion of the house into meditation room/place of worship

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (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.

Sun Jung      Sun Jung Park  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME on JUNE 16, 2021 (DATE)  
 By SUN JUNG PARK  
 NOTARY PUBLIC: Suzana Putar



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

RUTAR

**SUZANA RUTAR, Architect Ltd.,**  
A Professional Corporation

October 27, 2021

Clark County Comprehensive Planning  
Current Planning Division  
500 South Grand Central Pky.  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744

Re: **Special Use Permit  
Justification Letter**  
APN # 177-06-402-027  
4662 W. Warm Springs Rd.  
Las Vegas, NV 89118

UC-22-0012

To Whom It May Concern:

This is a Justification Letter for the above referenced property. The above referenced property is zoned R-E (Rural Estates Residential) with planned land use as RNP (Rural Neighborhood Preservation). We are applying for a Special Use Permit for a portion (382 square feet) of existing house to be used as Meditation Room, a Place of Worship as well as requesting for waivers as described below.

The request for a special use permit is to allow for the existing house to be used as a place of worship. The Owner has no plans to make any changes to the exterior of the house. The house is surrounded by residential properties, with few commercial and neighborhood office zoned parcels near by as well. Only a portion, existing Living Room space, which is 382 square feet will be used as a meditation area and the rest of the house will remain as residence and occupied by Owner.

The use would require 4 additional parking spaces in addition to 2 spaces required for the residence, per Title 30. There is an existing 2-car garage to provide spaces for the residence. The front yard of the house would get modified to provide additional parking spaces with one of them being handicap, with ADA access to the entry of the house. The site plan shows striping. The existing fencing/ horse pen will be removed and replaced with new landscape and parking.

The Owner is also going to provide additional trees and shrubs, however, we are asking for a waiver to reduce the requirement, as listed below. The property already meets the requirement for screening. There is an existing block wall between the properties with the front and portion of side yards being partially block and decorative wrought iron (painted white) with gates for the circular drive on the site. The Owner will be keeping the gates as the weekly meditations will be private, invite only. The gates will be relocated so it is outside the sight visibility zone, but the block wall portion will be rebuilt to match existing.

1950 E. Warm Springs Road · Las Vegas, Nevada 89119  
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582  
Email: [Simona@SRutar.com](mailto:Simona@SRutar.com)



**SUZANA RUTAR, Architect Ltd.,**  
A Professional Corporation

We are asking for Waivers of Development Standards as follows:

- Eliminate required landscape adjacent to a less intense use where Figure 30.64-11 is required along the north property line, and the northeast and northwestern portions of the subject parcel. There is already existing landscape that is mature and does provide some screening. Also, there is an existing septic tank and leach field which prevents planting of new vegetation. The owner will plant new trees and shrubs along the front yard, as shown on the site plan.
- Allow alternative landscaping adjacent to a less intense use along portions of the east and west property lines where Figure 30.64-11 is required. The site already has nature landscape but will add new shrubs and trees.
- Allow alternative landscaping adjacent to an arterial street (Warm Springs Road) where Figure 30.64-17 is required. Providing landscape as required would result in providing full off-site improvements, which Owner is trying to avoid and asking to be waived since Owner wants for the property to remain as residential house with only one room in a house that will be used for meditation. The Owner does not want to change the character of the house or to stand out as a commercial property. If Owner was to construct full street improvements, sidewalk and gutters, they wouldn't connect to any existing improvements and would disturb the overall rural residential look.
- Eliminate the required trash enclosure per Section 30.56.120. The Owner is asking to waive the need to construct a trash enclosure as it is not needed. As mentioned above, only one room in a house will be used as Meditation Room. Per Owner, the meditation event will take place every Tuesday at 10:30AM for about 10-15 people, therefore not much garbage in addition to residential use will be produced.
- Reduce gate setback to 11 feet where 18 feet is required adjacent to the Warm Springs per Section 30.64.020 (6). Existing fence and gate are located at the property line and being moved by 11 feet so it is out of sight visibility zone. The Owner wants to waive the requirement since the property to the west, does have fence and gate recessed by what appears to be about 10 feet, and therefore Owner wants to align the location of the fence. As mentioned above already, Owner wants to keep the character of the house and site.
- Allow existing driveways to remain where commercial curb return driveways are required per Uniform Standard Drawing 222.1. The Owner is also asking for a waiver to not construct driveway(s) as that too would change the character of the house and property. The Owner will be providing proper pavement for onsite drive and parking areas and currently there are two (2) gates to the property with circular access (on-way drive) for guest to the access the site. As mentioned already, the Owner will be keeping the gates as the weekly meditations will be private, invite only, and will only be open long enough for visitors to arrive and

1950 E. Warm Springs Road · Las Vegas, Nevada 89119  
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582  
Email: [Simona@SRutar.com](mailto:Simona@SRutar.com)

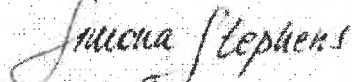
**SUZANA RUTAR, Architect Ltd.,**  
A Professional Corporation

then leave. Therefore, that should be sufficient and therefore Owner is asking for waiver to not construct full driveway.

- Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Warm Springs Road. Construction of full off-sites would make the site stand out as a commercial property, and the owner wants for the property to remain as residential house with only one room in a house that will be used for meditation.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702-263-6176.

Sincerely,



Simona Stephens  
Project Architect

SUZANA RUTAR Architect Ltd.  
A Professional Corporation

1950 E. Warm Springs Road · Las Vegas, Nevada 89119  
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582  
Email: [Simona@SRutar.com](mailto:Simona@SRutar.com)

03/02/22 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

WARM SPRINGS RD/CAMERON ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-22-0013-BORISA ZEN CENTER, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Capovilla Avenue (alignment) and between Cameron Street and Ullom Drive (alignment) within Enterprise (description on file). MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:  
177-06-402-027

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

BACKGROUND:

**Project Description**

The subject parcel is a 1 acre single family residential lot with existing patent easements along the west and north property lines. The applicant is requesting to vacate the 33 foot wide government patent easements since the easements are not needed for the existing residence. The existing structures on-site are to remain and are not associated with the patent easements.

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
UC-22-0012	A use permit to allow a place of worship 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 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:**

**Current Planning**

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

**Public Works - Development Review**

- Grant any right-of-way and/or easements needed for the Warm Springs Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for Warm Springs Improvement Project;
- 90 days to record required right-of-way dedications and any corresponding easements for Warm Springs improvement project,
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BORISA ZEN CENTER

**CONTACT:** SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS RD., LAS VEGAS, NV 89119



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 11A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-22-0013</u>	DATE FILED: <u>1/10/22</u>
		PLANNER ASSIGNED: <u>KOR</u>	TAB/CAC DATE: <u>2/9/22</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>3/2/2022</u>	
		FEE: <u>875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>BORISA ZEN CENTER</u>
	ADDRESS: <u>4662 WARM SPRINGS RD.</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-909-9453</u> CELL: <u>510-717-5181</u>
	E-MAIL: <u>BORISAZENCENTER@GMAIL.COM</u>

<b>APPLICANT</b>	NAME: <u>SUNJUNG PARK</u>
	ADDRESS: <u>4662 WARM SPRINGS RD.</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-909-9453</u> CELL: <u>510-717-5181</u>
	E-MAIL: <u>BORISAZENCENTER@GMAIL.COM</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>SIMONA STEPHENS/ SUZANA RUTAR</u>
	ADDRESS: <u>1950 E. WARM SPRINGS RD.</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-263-6176</u> CELL: _____
	E-MAIL: <u>SIMONA@SRUTAR.COM/ SUZANA@SRUTAR.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-06-402-027

PROPERTY ADDRESS and/or CROSS STREETS: 4662 Warm Springs Rd. Las Vegas, NV 89118

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.

Sun Jung  
 Property Owner (Signature)\*  
 STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 10.25.2021 (DATE)  
 By Sun Jung Park  
 NOTARY PUBLIC: [Signature]

Sun Jung Park  
 Property Owner (Print)  
  
 ROYSTEIN BROWN  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 01-11-2025  
 Certificate No: 17-1185-1

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

RUTAR

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

December 17, 2021

Clark County Comprehensive Planning  
Current Planning Division  
500 South Grand Central Pky.  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744

VS-22-0013

Re: **Vacation of Patent Easement**  
APN # 177-06-402-027  
4662 W. Warm Springs Rd.  
Las Vegas, NV 89118

To Whom It May Concern:

This is a Justification Letter for Vacation of the Patent Easement for the above referenced property. The above referenced property has an existing 33'-0" patent easement along the north and the east property lines. We are requesting for the easement to be vacated per the attached site plan.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702-263-6176.

Sincerely,

  
Simona Stephens  
Project Architect

SUZANA RUTAR Architect Ltd.  
A Professional Corporation

1950 E. Warm Springs Road · Las Vegas, Nevada 89119  
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582  
Email: Simona@SRutar.com