



# ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 GilesPie Street

Las Vegas, NV 89183

February 12, 2025

6:00pm

## AGENDA

**Note:**

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

Board/Council Members: David Chestnut- Chair  
Kaushal Shah  
Matthew Griebel

Barris Kaiser-Vice Chair  
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for January 15, 2025 and January 29, 2025. (For possible action)
- IV. Approval of the Agenda for February 12, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **VS-24-0752-SUN LINMEI & TAO TONY:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment), and between Westwind Road (alignment) and Lindell Road within Enterprise (description on file). JJ/bb/kh (For possible action) **03/05/2025 BCC**
  
- 2. **WS-24-0751-SUN LINMEI & TAO TONY:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate a portion of street landscaping; **2)** reduce setback; **3)** eliminate a portion of detached sidewalk; **4)** waive full off-site improvements; **5)** allow modified street standards; and **6)** allow modified driveway design standards.  
**DESIGN REVIEW** for a warehouse with accessory outdoor storage on 2.49 acres in an IP (Industrial Park) Zone and IL (Industrial Light) Zone. Generally located on the southwest side of Windmill Lane and Lindell Road within Enterprise. JJ/bb/kh (For possible action) **03/05/2025 BCC**
  
- 3. **VS-25-0015-ASSOCIATION BUDDHIST CENTER USA, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Camero Avenue and Wigwam Avenue and between Miller Lane and Buffalo Drive within Enterprise (description on file). JJ/rr/kh (For possible action) **03/05/2025 BCC**
  
- 4. **WS-25-0016-ASSOCIATION BUDDHIST CENTER USA, INC.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** waive residential adjacency standards; **3)** reduce buffering and screening; and **4)** reduce departure distance.  
**DESIGN REVIEW** for a place of worship on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action) **03/05/2025 BCC**

5. **WS-24-0770-COUNTY OF CLARK (AVIATION):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) reduce street landscaping; 3) modify Neighborhood Protection (RNP) Overlay standards; and 4) waive full off-site improvements.  
**DESIGN REVIEW** for a single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south of Warm Springs Road and on the east and west sides of Hinson Street within Enterprise. MN/rg/kh (For possible action) **03/05/2025 BCC**
  
6. **TM-24-500168-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 28 single-family residential lots on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south of Warm Springs Road and the east and west sides of Hinson Street within Enterprise. MN/rg/kh (For possible action) **03/05/2025 BCC**
  
7. **WS-25-0039-COUNTY OF CLARK (AVIATION):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) reduce street landscaping; 3) modify Neighborhood Protection (RNP) Overlay standards; and 4) waive full off-site improvements.  
**DESIGN REVIEW** for a single-family detached dwelling development on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Maulding Avenue and the east and west sides of Schirlls Street within Enterprise. MN/rg/kh (For possible action) **03/05/2025 BCC**
  
8. **TM-25-500007-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 24 single-family detached residential lots on 12.45 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Maulding Avenue and the east and west sides of Schirlls Street within Enterprise. MN/rg/kh (For possible action) **03/05/2025 BCC**
  
9. **ZC-24-0653-GOLDSTRIKE GRID, LLC:**  
**HOLDOVER ZONE CHANGE** to reclassify 4.03 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise (description on file). MN/al (For possible action) **03/05/2025 BCC**
  
10. **VS-24-0654-GOLDSTRIKE GRID L, LLC:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Decatur Boulevard and Edmond Street (alignment), and a portion of right-of-way being Decatur Boulevard located between Warm Springs Road and Mardon Avenue within Enterprise (description on file). MN/rg/kh (For possible action) **03/05/2025 BCC**

11. **UC-24-0655-GOLDSTRIKE GRID, LLC:**  
**HOLDOVER USE PERMIT** for a public utility structures (battery energy storage system).  
**WAIVER OF DEVELOPMENT STANDARDS** for increased structure height.  
**DESIGN REVIEW** for a public utility structure on 4.03 acres in an IP (Industrial Park) Zone.  
 Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road  
 within Enterprise. MN/rg/kh (For possible action) **03/05/2025 BCC**
  
12. **ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**HOLDOVER ZONE CHANGE** to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action) **03/05/2025 BCC**
  
13. **VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/sd/kh (For possible action) **03/05/2025 BCC**
  
14. **WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking lot landscaping; 2) reduce buffering and screening; 3) increase maximum parking; 4) reduce drive-thru distance to properties subject to residential adjacency; and 5) allow an attached sidewalk.  
**DESIGN REVIEW** for a commercial development on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **03/05/2025 BCC**
  
15. **TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**HOLDOVER TENTATIVE MAP** consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **03/05/2025 BCC**
  
16. **ZC-25-0043-PARAMOUNT NA, LLC:**  
**ZONE CHANGE** to reclassify 2.67 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Arville Street and Rush Avenue within Enterprise (description on file). JJ/mc (For possible action) **03/05/2025 BCC**

17. **VS-25-0045-PARAMOUNT NA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue and Frias Avenue, and between Cameron Street and Arville Street within Enterprise (description on file). JJ/mh/kh (For possible action) **03/05/2025 BCC**
  
18. **WS-25-0044-PARAMOUNT NA, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase retaining wall height; and 3) allow an attached sidewalk. **DESIGN REVIEW** for a proposed single-family residential subdivision on 2.67 acres in an RS3.3 Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action) **03/05/2025 BCC**
  
19. **TM-25-500008-PARAMOUNT NA, LLC:**  
**TENTATIVE MAP** consisting of 21 single-family residential lots and common lots on 2.67 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action) **03/05/2025 BCC**
  
20. **ZC-25-0056-SILVER HINSON, LLC:**  
**ZONE CHANGE** to reclassify 0.89 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action) **03/05/2025 BCC**
  
21. **VS-25-0058-SILVER HINSON, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Hinson Street and Valley View Boulevard, and between Silverado Ranch Boulevard and Gary Avenue (alignment); a portion of right-of-way being Hinson Street located between Silverado Ranch Boulevard and Gary Avenue (alignment) and a portion of right-of-way being Silverado Ranch Boulevard located between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/bb/kh (For possible action) **03/05/2025 BCC**
  
22. **WS-25-0057-SILVER HINSON, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) reduce street intersection off-set.  
**DESIGN REVIEW** for a single-family residential development on 0.89 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/bb/kh (For possible action) **03/05/2025 BCC**
  
23. **TM-25-500013-SILVER HINSON, LLC:**  
**TENTATIVE MAP** consisting of 7 residential lots and common lots on 0.89 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/bb/kh (For possible action) **03/05/2025 BCC**

VII. General Business

1. None.

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: February 26, 2025.
- X. Adjournment.

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



# Enterprise Town Advisory Board

January 15, 2025

## MINUTES

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Board Members:	David Chesnut – Chair – <b>PRESENT</b> Barris Kaiser – Vice Chair – <b>PRESENT</b> Chris Caluya – <b>PRESENT</b>	Matthew Griebel – <b>PRESENT</b> Kaushal Shah – <b>EXCUSED</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:th@clarkcountynv.gov">th@clarkcountynv.gov</a> <b>PRESENT</b>	

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

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

Judith Rodriguez Guggiari, Comprehensive Planning

II. Public Comment

- Neighbor states Application WS-24-0732 has not received HOA approval.

III. Approval of December 11, 2024 (For Possible Action)

Motion by Barris Kaiser

Action: **APPROVE** Minutes for December 11, 2024

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

IV. Approval of Agenda January 15, 2025

Moved by: Barris Kaiser

Action: **APPROVE as amended.**

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

General Business item # 1 to be heard after the agenda approval.

Planning and Zoning Items 27 and 28 will not be heard. The 2 items were heard by the BCC on January 8, 2025.

27. WC-24-400053 (ZC-0708-16)-BARTSAS MARY 10, LLC:  
28. WS-24-0662-BARTSAS MARY 10, LLC:

Applicant requested **HOLDS** on the following Planning & Zoning items:

7. WS-24-0526-GHANOLI HOLDINGS, LLC: The applicant has requested a HOLD to the Enterprise TAB meeting on February 26, 2025.
29. ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MISIK TRS: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.
30. VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MISIK TRS: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.
31. WS-24-0673-MA TONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MISIK TRS: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.
32. TM-24-500146-MA TONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.

Related Planning & Zoning applications to be heard together:

2. ZC-24-0694-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:
3. VS-24-0695-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:
4. WS-24-0696-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:
5. TM-24-500149-IOVINO CARMEN IRREVOCABLE TRUST ETAL & IOVINO CARMEN TRS:
10. PA-24-700041-WARD, BRANON P & KIDD-WARD, JAMES C:
11. ZC-24-0741-WARD, BRANON P & KIDD-WARD, JAMES C:
12. VS-24-0740-WARD, BRANON P, & KIDD-WARD, JAMES C., ET AL:
13. WS-24-0739-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:
14. TM-24-500159-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:
15. WS-24-0728-STONE LAND HOLDINGS, LLC:
16. TM-24-500156-STONE LAND HOLDINGS, LLC:
18. ZC-24-0707-ORLYO, LLC ETAL & D & J FAMILY TRUST:
19. VS-24-0709-ORLYO, LLC ET AL & D & J FAMILY TRUST:
20. WS-24-0708-ORLYO, LLC, ET AL & D & J FAMILY TRUST:
21. TM-24-500152-ORLYO, LLC ET AL & D & J FAMILY TRUST:
22. VS-24-0730-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:
23. WS-24-0731-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:
24. TM-24-500158-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:



V. Informational Items

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

- **Rural Alliance Advisory Committee:**

The committee is requesting citizen opinion on the naming for the RNP neighborhoods. Brian Scroggins is the committee representative for Enterprise, and he is available to take input.

- **PUPPY LOVE:**

Puppy Love  
Animal adoptions, Vegan food and treats, Pet-friendly vendors, Pet arts and crafts  
Silverado Ranch Dog Park  
9855 Gilespe St.  
February 8, 2025, 2PM to 4PM

VI. Planning & Zoning

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

**USE PERMITS SEVENTH EXTENSION OF TIME** to complete the following: 1) a temporary batch plant; and 2) additions to an existing temporary sand and gravel mining (gravel pit) operation including temporary associated equipment storage and stockpiling areas all in conjunction with a previously approved, privately funded storm water detention basin and future construction projects. **VARIANCES** for the following: 1) permit a previously approved, privately funded, below grade storm water detention basin; and 2) permit a temporary construction trailer on 40.38 acres in a PF (Public Facility) Zone. Generally located on the north side of Cactus Avenue, 900 feet east of Amigo Street within Enterprise. MN/nai/kh (For possible action) 01/22/25 BCC

Motion by David Chestnut  
Action: **DENY**: Use Permit #1  
**APPROVE**: Use Permits #2  
**APPROVE**: Variances  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

2. **ZC-24-0694-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN**

**TRS:**  
**ZONE CHANGE** to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action) 01/22/25 BCC

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

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

**VACATE AND ABANDON** easements of interest to Clark County located between Meranto Avenue and Richmar Avenue, and between Hinson Street and Valley View Boulevard; and a portion of a right-of-way being Richmar Avenue located between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/tpd/kh (For possible action) **01/22/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

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

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

**DESIGN REVIEW** for a single-family residential subdivision on 7.55 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise. JJ/rg/kh (For possible action) **01/22/25 BCC**

Motion by David Chestnut

Action: **APPROVE** Waivers of Development Standards #s 1 and 2

**DENY:** Waivers of Development Standards # 3 and Design Review

**ADD** Comprehensive Planning condition:

- Any combination of retaining and decorative wall over 9 ft to be terraced

Per staff if approved conditions

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

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

**TENTATIVE MAP** consisting of 32 lots and common lots on 7.55 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise. JJ/tpd/kh (For possible action)

Motion by David Chestnut

Action: **DENY**

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

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

Motion by Barris Kaiser

Action: **APPROVE**.

**ADD** Comprehensive Planning condition:

- Review Waiver of development standards in 3 years

Per staff if approved conditions

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

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

The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025.

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

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

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

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

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

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

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

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

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

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

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

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

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

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

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

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

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

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

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

17. **WS-24-0732-PLACEK, PAUL C.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce building separation; 2) reduce setbacks; 3) modify Neighborhood Protection (RNP) Overlay standards; and 4) modify residential adjacency standards for an accessory structure and an addition in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest side of Habersham Court, 200 feet north of Great Gable Drive within Enterprise. MN/my/kh (For possible action)

Motion by Chris Caluya  
Action: **DENY**  
Motion **PASSED** (4-0)

18. **ZC-24-0707-ORLYO, LLC ETAL & D & J FAMILY TRUST:**  
**ZONE CHANGE** to reclassify 9.13 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise (description on file). JJ/mc (For possible action) **02/05/25 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

19. **VS-24-0709-ORLYO, LLC ET AL & D & J FAMILY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Arville Street, and between Serene Avenue and Meranto Avenue (alignment) and a portion of right-of-way being Serene Avenue located between Valley View Boulevard and Arville Street, a portion of right-of-way being Meranto Avenue (alignment) located between Valley View Boulevard and Arville Street, and a portion of right-of-way being Valley View Boulevard located between Meranto Avenue (alignment) and Serene Avenue within Enterprise (description on file). JJ/sd/kh (For possible action) **02/05/25 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

20. **WS-24-0708-ORLYO, LLC, ET AL & D & J FAMILY TRUST:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce street landscaping.  
**DESIGN REVIEW** for a single-family residential subdivision on 9.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action) **02/05/25 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

21. **TM-24-500152-ORLYO, LLC ET AL & D & J FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 44 lots and common lots on 9.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise. JJ/mc/kh (For possible action) **02/05/25 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

22. **VS-24-0730-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Tormo Avenue, and between Monte Cristo Way and Tenaya Way within Enterprise (description on file). JJ/rr/kh (For possible action) **02/05/25 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Add Comprehensive Planning conditions  
Motion **PASSED** (4-0) /Unanimous

23. **WS-24-0731-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce gross lot area; 2) waive full off-site improvements; and 3) alternative driveway geometrics.  
**DESIGN REVIEW** for a single-family residential development on 5.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Torino Avenue and the east side of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action) **02/05/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions

**ADD** Comprehensive Planning condition:

Provide a 5-foot-wide asphalt path along Ford Ave, Monte Cristo Way and Torino Ave.

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

24. **TM-24-500158-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:**  
**TENTATIVE MAP** consisting of 9 single-family residential lots on 5.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Torino Avenue and the east side of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions.

**ADD** Comprehensive Planning condition:

Provide a 5-foot-wide asphalt path along Ford Ave, Monte Cristo Way and Torino Ave.

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

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

Applicant's request to **HOLD** to the Enterprise TAB meeting on January 29, 2025 in order to work with staff.

26. **WS-24-0706-SILVER CREEK II, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering and screening; 2) allow higher activity areas (parking) of development adjacent to a residential district; and 3) allow modified driveway design standards.  
**DESIGN REVIEW** for a proposed retail building on 1.12 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Warm Springs Road and Tenaya Way within Enterprise. MN/mh/kh (For possible action) **02/05/25 BCC**

Motion by David Chestnut

Action: **DENY**

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

27. **WC-24-400053 (ZC-0708-16)-BARTSAS MARY 10, LLC:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following:  
1) 8-foot-high wall to include metal fencing on top and to be constructed on the eastern property line; and  
2) intense landscaping consisting of 4-inch caliper trees to be provided on the south property line in conjunction with an existing shopping center on 5.11 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/ng (For possible action) **01/08/25 BCC**

Motion by David Chestnut

Action: **No Action** to be taken- Items heard by BCC on 1/8/2025.

28. **WS-24-0662-BARTSAS MARY 10, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) reduce street landscaping; and  
2) allow alternative plant types in conjunction with an existing shopping center on 5.15 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/kh (For possible action) **01/08/25 BCC**

Motion by David Chestnut

Action: **No Action** to be taken – Item heard by BCC on 1/8/2025.

29. **ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**HOLDOVER ZONE CHANGE** to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action) **01/22/25 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025

30. **VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/sd/kh (For possible action) **01/22/25 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.



31. **WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) reduce parking lot landscaping;
- 2) reduce buffering and screening
- 3) increase maximum parking;
- 4) reduce drive-thru distance to properties subject to residential adjacency; and
- 5) allow an attached sidewalk.

**DESIGN REVIEW** for a commercial development on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **01/22/25 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.

32. **TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**

**HOLDOVER TENTATIVE MAP** consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **01/22/25 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.

VII. General Business:

1. Elect a Chair and Vice Chair (For possible action)

Motion by Barris Kaiser

Action: **NOMINATE** David Chestnut as Chair.

Motion by Chris Caluya

Action: **NOMINATE** Barris Kaiser as Vice-Chair.

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

2. Approve 2025 Meeting Calendar (For possible action)

Motion by David Chestnut

Action: **CHANGE:** Enterprise TAB meeting date from November 26, 2025, to November 25, 2025.

**CHANGE:** Enterprise TAB meeting date from December 31, 2025, to December 30, 2025.

**Full 2025 Calendar as follows:**

**January 15 & 29**

**February 12 & 26**

**March 12 & 26**

**April 9 & 30**

**May 14 & 28**

**June 11 & 25**

**July 9 & 30**

**August 13 & 27**

**September 10**

**October 1 & 15 & 29**

**November 12 & 25**

**December 10 & 30**

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

3. Review the Enterprise Town Advisory Board Bylaws (For discussion only)

TAB members were requested to review Enterprise TAB by laws. It was noted the Enterprise TAB location needs to be changed.

VIII. Public Comment:

- Tiffany Hesser welcomed the new Enterprise Town Board Members.

IX. Next Meeting Date

The next regular meeting will be January 29, 2025, at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment

Motion by David Chestnut

Action: **ADJOURN** meeting at 9:30 p.m.

Motion PASSED (4-0) / Unanimous

DRAFT



# Enterprise Town Advisory Board

January 29, 2025

## MINUTES

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

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

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

Lorna Phegley, Comprehensive Planning

### II. Public Comment

- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote. None

### III. Approval of Minutes for January 15, 2025 (For possible action)

Motion by David Chestnut

Action: **HOLD**: Minutes for January 15, 2025, to February 12, 2025, Enterprise TAB meeting.

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

### IV. Approval of Agenda for January 29, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

2. PA-24-700042-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC:
3. ZC-24-0765-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC:
4. VS-24-0766-A B C HAVEN WEST INC:
5. WS-24-0767-A B C HAVEN WEST INC:
6. TM-24-500166-A B C HAVEN WEST INC:

7. PA-25-700001-KRLJ 3, LLC & KRLJ 2, LLC:
8. ZC-25-0005-KRLJ 3, LLC & KRLJ 2, LLC:
9. VS-25-0006-K R L J 3, LLC:
10. WS-25-0008-K R L J 3, LLC:
  
12. VS-24-0754-MILANO, SHARON & FRANK TRUST & MILANO, FRANK R. & SHARON D. TRS:
13. WS-24-0768-MILANO, SHARON & FRANK TRUST & MILANO, FRANK R. & SHARON D. TRS:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - PUPPY LOVE:
    - Animal adoptions, Vegan food and treats, Pet-friendly vendors, Pet arts and crafts
    - Silverado Ranch Dog Park
    - 9855 Gilespe St.
    - February 8, 2025, 2PM to 4PM

VI. Planning & Zoning

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

Motion by David Chestnut  
 Action: **APPROVE:** Use Permit  
**APPROVE:** Waivers of Development Standards #1  
**APPROVE:** Waivers of Development Standards # 2c  
**DENY:** Waivers of Development Standards # 2a and 2b  
**DENY:** Design Review  
 Per staff if approved conditions  
 Motion **PASSED** (4-1) /NAY - Kaiser

2. **PA-24-700042-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.01 acres. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise. MN/gc (For possible action) **02/18/25 PC**

Motion by David Chestnut  
 Action: **DENY**  
 Motion **PASSED** (5-0) /Unanimous

3. **ZC-24-0765-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:**  
**ZONE CHANGE** to reclassify 10.16 acres: 1) from an RS20 (Residential Single-Family 20) Zone and CP (Commercial Professional) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise (description on file). MN/gc (For possible action) **02/18/25 PC**

Motion by David Chestnut

Action: **APPROVE:** Zone Change #1 to RS10 for APNs 177-09-401-009, 177-09-401-012, and 177-09-402-002, 177-09-402-004, and 177-09-402-005

**DENY:** Zone Change #1 for APNs 177-09-403-014, 177-09-401-017

**DENY:** Zone Change #2

Per staff if approved conditions

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

4. **VS-24-0766-A B C HAVEN WEST INC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Giles Street and Rancho Destino Road, and between Mesa Verde Lane and Windmill Lane; a portion of right-of-way being Santoli Avenue located between Haven Street and Giles Street; and a portion of right-of-way being Haven Street located between Mesa Verde Lane and Windmill Lane within Enterprise (description on file). MN/rg/kh (For possible action) **02/18/25 PC**

Motion by David Chestnut

Action: **APPROVE:** Vacation of Easements;

**DENY:** Santoli Avenue and Haven Street right-of-way vacation.

**CHANGE:** Public Works - Development Review billet #1 to read:

- Right-of-way dedication to include 25 feet to the back of curb for Mesa Verde Lane and 25 feet to back of curb for Santoli Avenue and associated spandrels;

Per staff conditions

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

5. **WS-24-0767-A B C HAVEN WEST INC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow alternative yards; 2) reduced street landscaping; 3) increase wall height; and 4) modify residential adjacency standards.

**DESIGN REVIEW** for a single-family detached residential development on 10.16 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Mesa Verde Lane, the west and east sides of Haven Street and 280 feet north of Windmill Lane within Enterprise. MN/rg/kh (For possible action) **02/18/25 PC**

Motion by David Chestnut

Action: **DENY**

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

6. **TM-24-500166-A B C HAVEN WEST INC:**  
**TENTATIVE MAP** consisting of 63 single-family detached residential lots on 10.16 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Mesa Verde Lane and the west side of Haven Street; and 280 feet north of Windmill Lane and the east side of Haven Street within Enterprise. MN/rg/kh (For possible action) **02/18/25 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

7. **PA-25-700001-KRLJ 3, LLC & KRLJ 2, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 11.21 acres. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise. JJ/gc (For possible action) **02/18/25 PC**

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

8. **ZC-25-0005-KRLJ 3, LLC & KRLJ 2, LLC:**  
**ZONE CHANGE** to reclassify 11.21 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise (description on file). JJ/gc (For possible action) **02/18/25 PC**

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

9. **VS-25-0006-K R L J 3, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Silverado Ranch Boulevard and Le Baron Avenue; a portion of a right-of-way being Decatur Boulevard located between Le Baron Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Le Baron Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/rg/kh (For possible action) **02/18/25 PC**

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

10. **WS-25-0008-K R L J 3, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** of the following: 1) reduce street landscaping; 2) dedication of right-of-way; and 3) allow modified driveway design standards. **DESIGN REVIEW** for a multi-family residential development on 11.21 acres in RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise. JJ/rg/kh (For possible action) **02/18/25 PC**

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

11. **SDR-24-0745-PROJECT CACTUS, LLC**  
**SIGN DESIGN REVIEWS** for the following: 1) modified residential adjacency standards; and 2) proposed signage for a previously approved commercial center on 1.33 acres in a CG (Commercial General) Zone. Generally located on the north side of Cactus Avenue and the east side of Arville Street within Enterprise. JJ/bb/kh (For possible action) **02/19/25 BCC**

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

12. **VS-24-0754-MILANO, SHARON & FRANK TRUST & MILANO, FRANK R. & SHARON D. TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Arville Street and Rogers Street within Enterprise (description on file). MN/my/kh (For possible action) **02/19/25 BCC**

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

13. **WS-24-0768-MILANO, SHARON & FRANK TRUST & MILANO, FRANK R. & SHARON D. TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements in conjunction with an existing single-family residence on 0.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Mardon Avenue and the east side of Rogers Street within Enterprise. MN/my/kh (For possible action) **02/19/25 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Comprehensive Planning condition:  
• Provide a 5-foot asphalt path along Mardon Ave and Rogers St.  
Per staff if approved conditions  
Motion **PASSED** (5-0) /Unanimous

14. **WC-24-400145 (ZC-19-0349)-DIAMOND ARVILLE, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring a separation between site wall and armory to be agreed upon by both property owners in conjunction with an existing warehouse building on 1.25 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Richmar Avenue (alignment), 145 feet west of Arville Street within Enterprise. JJ/nai/kh (For possible action) **02/19/25 BCC**

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

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be February 12, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut  
Action: **ADJOURN** meeting at 7:40 p.m.  
Motion **PASSED** (5-0) /Unanimous



**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**VS-24-0752-SUN LINMEI & TAO TONY:**

**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment), and between Westwind Road (alignment) and Lindell Road within Enterprise (description on file). JJ/bb/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
 176-13-101-007

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of patent easements along the east and south property lines. The patent easements are no longer needed for utility or roadway purposes, and the vacation is needed to develop the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0273-06	Vacated patent easements - expired	Approved by PC	June 2006
ZC-0271-06	Reclassified from R-E to M-D zoning	Approved by BCC	April 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	IL & RS20	Undeveloped
South	Business Employment	RS20	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Business Employment	IL	Construction yard

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

## Related Applications

Application Number	Request
WS-24-0751	A waiver of development standards for front setback, street landscaping, off-sites, detached sidewalk, departure distance, and throat depth with a design review for a warehouse building is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Lindell Road, 45 feet to the back of curb for Windmill Lane with easements, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: LIN MEI SUN**

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

**DRAFT**





# Department of Comprehensive Planning Application Form

# 1A

ASSESSOR PARCEL #(s): 176-13-101-007

PROPERTY ADDRESS/ CROSS STREETS: Lindell Road & Windmill Lane

### DETAILED SUMMARY PROJECT DESCRIPTION

vacation of patent easement

### PROPERTY OWNER INFORMATION

NAME: Linmei Sun, Tony Tao

ADDRESS: 7797 Edna Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: 312.927.9929

CELL 626.780.7932

EMAIL: JennyL@Suncommercialre.com & TonyTao

### APPLICANT INFORMATION (must match online record)

NAME: Linmei Sun, Tony Tao

ADDRESS: 7797 Edna Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 312.927.9929

CELL 626.780.7932

EMAIL: TonyTao@showplususa.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Simona Stephens-SUZANA RUTAR Architect, LTD.

ADDRESS: 1950 E. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-263-6176

CELL 702-234-3865

EMAIL: simona@srutar.com

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

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

Linmei Sun  
Property Owner (Signature)\*

Linmei Sun, Tony Tao  
Property Owner (Print)

11/26/2024  
Date

### DEPARTMENT USE ONLY

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

APPLICATION # (s) VS-24-0752

ACCEPTED BY BSK

PC MEETING DATE \_\_\_\_\_

DATE 12-19-2024

BCC MEETING DATE 3-5-2025

FEES \$ 1,200

TAB/CAJ LOCATION Enterprise

DATE 2-12-2025

RUTAR

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

October 29, 2024

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

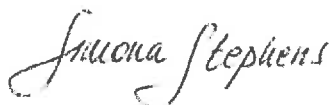
Re: **Justification Letter for Vacation of Patent Easement**  
SW Corner of Windmill Lane & Lindell Road  
APN # 176-13-101-007

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 South, West, North and 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 or email at [Simona@SRutar.com](mailto:Simona@SRutar.com).

Sincerely,



Simona Stephens, Project Architect  
SUZANA RUTAR Architect Ltd.  
A Professional Corporation

VS-24-0752  
PLANNER  
COPY

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)

**PUBLIC HEARING**

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

**WS-24-0751-SUN LINMEI & TAO TONY:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate a portion of street landscaping; 2) reduce setback; 3) eliminate a portion of detached sidewalk; 4) waive full off-site improvements; 5) allow modified street standards; and 6) allow modified driveway design standards.

**DESIGN REVIEW** for a warehouse with accessory outdoor storage on 2.49 acres in an IP (Industrial Park) Zone and IL (Industrial Light) Zone.

Generally located on the southwest side of Windmill Lane and Lindell Road within Enterprise. JJ/bb/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-13-101-007

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping along a portion of Windmill Lane where two, 5 foot wide landscaping strips are required on both sides of a detached sidewalk per Section 30.04.01D.
2. Reduce the front setback to 11 feet where 20 feet is required per Section 30.02.19 (a 45% reduction).
3. Eliminate a portion of the detached sidewalk along Windmill Lane where a detached sidewalk is required per Section 30.04.08C.
4. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Windmill Lane where off-site improvements are required per Section 30.04.08C.
5. Reduce the departure distance from the intersection of Windmill Lane and Lindell Road to 46 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 76% reduction).
6. Reduce throat depth for a driveway along Lindell Road to 14 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 44% reduction).

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A

- Site Acreage: 2.49
- Project Type: Warehouse
- Number of Stories: 1
- Building Height (feet): 38
- Square Feet: 18,649
- Parking Required/Provided: 19/20
- Sustainability Required/Provided: 7/7.5

### Site Plan

The plan depicts a 2.49 acre parcel of land with a large railroad easement on the western half of the property. The proposed warehouse is shown on the southeast corner of the property with a setback of 11 feet to the east property line that is the subject of a waiver request. The access driveway is located on the east side of the property in the middle of the property and is the subject of waiver requests. A detached sidewalk is shown along Lindell Road with no sidewalk proposed along the western three-quarters of Windmill Lane alignment and is the subject of a waiver request. The parking lot is located on the north side of the warehouse with a trash enclosure 79 feet south of the Windmill Lane alignment. Bicycle racks and pedestrian access is provided between the street and the building. There is 1,827 square feet of outside storage space shown immediately adjacent to the southwest corner of the building in a triangle shaped area surrounded by an 8 foot high wall. The proposed development requires 19 parking spaces where 20 parking spaces are provided.

### Landscaping

Street landscaping is shown adjacent to the detached sidewalk along Lindell Road and the eastern 60 feet of Windmill Lane at the northeast corner of the property. Parking lot landscaping is shown in a large interior landscape island with the other spaces sharing adjacent street landscaping. Three trees are required for the parking area and 7 trees are provided on the plans. All street trees outside the Windmill Lane waiver request area are provided and shown on the plan. Sixteen trees are required along Windmill Lane with 6 trees provided at the northeast corner of the property. The remaining 10 trees that will not be planted, will be subject to the tree fee in lieu at the time of development.

### Elevations

The elevations depict a 37 foot high warehouse building with tilt up concrete walls with a variety of paint colors, textures and roof elevations that deviate vertically by at least 2 feet every 23 to 38 feet along the horizontal plane. Three foot projecting awnings extend from the building above roll up doors and the main entrance. Wall mounted shielded light fixtures are located approximately 11 feet to 13 feet above grade on all 4 sides of the building. Mechanical equipment is roof mounted and shielded by parapet walls on all 4 sides of the building.

### Floor Plans

The plans depicts 18,112 square feet of warehouse space and 537 square feet of office space, conference room, and restrooms. Loading docks are in a recessed area on the north side of the building.



**Applicant's Justification**

The applicant states the proposed 18,649 square foot warehouse is located on existing industrial property with only that area outside the railroad easement proposed for construction on the east side of the property. Approximately half of the property is part of the railroad right-of-way/easement area and not useable for industrial uses. As a result, the proposed warehouse is designed to fit the remaining land apart from a setback waiver being requested with this application. The proposed development is less than half the size and scope of a similar size property could develop. The roll-up doors and loading docks face north and are screened from the residential property on the east side of Lindell Road.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0273-06	Vacated patent easements - expired	Approved by PC	June 2006
ZC-0271-06	Reclassified from R-E to M-D zoning	Approved by BCC	April 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	IL, RS20	Undeveloped
South	Business Employment	RS20	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Business Employment	IL	Construction yard

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

**Related Applications**

Application Number	Request
VS-24-0752	A vacation of patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

**Waivers of Development Standards**

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

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

The elimination of street landscaping within the railroad easement areas along Windmill Lane starting approximately 60 feet west of the intersection with Lindell Road is consistent with limitations placed on infrastructure improvements in railroad corridors prior to bridge and street development plans being created. No street is currently designed or planned in the Windmill Lane corridor at this time. Staff has no objection to the request. However, since staff is not supporting waivers of development standards #5 and #6, staff cannot support this request.

#### Waiver of Development Standards #2

Staff typically does not support waiver requests to significantly reduce setbacks, however the reduction of the front setback by 11 feet should not create a hazardous condition or limit the required landscaping and detached sidewalk along Lindell Road. Approximately less than half of the 2.49 acre property can be used for industrial purposes, including construction of warehouse buildings due to the existing railroad easement on the west side of the property. Staff has no objection to the request. However, since staff is not supporting waivers of development standards #5 and #6, staff cannot support this waiver.

#### Design Review

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

Staff finds the design of the site, building, and street landscaping, in conjunction with the sustainability standards, are all supporting factors for this design review request. However, since staff is not supporting waivers of development standards #5 and #6, staff recommends denial of the design review.

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

##### Waivers of Development Standards #3 & #4

Staff has no objection to not install detached sidewalk and off-site improvements along Windmill Lane within the railroad easement. The applicant is providing off-site improvements including detached sidewalk on Windmill Lane up to the railroad easement.

##### Waivers of Development Standards #5 & #6

Staff has no objection to the reduction in the departure distance and throat depth for the Lindell Road commercial driveway. The site layout is the best use of space with the constriction of the railroad easement.

#### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of

the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements on Lindell Road and a portion of Windmill Lane;
- Right-of-way dedication to include 25 feet to the back of curb for Lindell Road, 45 feet to the back of curb for Windmill Lane with easements, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Execute a Restrictive Covenant Agreement (deed restrictions) for a portion of Windmill Lane;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the

Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Fire Prevention Bureau**

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0039-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: LIN MEI SUN**

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



# Department of Comprehensive Planning Application Form

# 2A

ASSESSOR PARCEL #(s): 176-13-101-007

PROPERTY ADDRESS/ CROSS STREETS: Lindell Road & Windmill Lane

### DETAILED SUMMARY PROJECT DESCRIPTION

Warehouse-Office Building, Design Review, *Weivers landscaping, offsites, setback.*

### PROPERTY OWNER INFORMATION

NAME: Linmei Sun, Tony Tao

ADDRESS: 7797 Edna Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: 312.927.9929

CELL 626.780.7932

EMAIL: JennyL@Suncommercialre.com & TonyTao

### APPLICANT INFORMATION (must match online record)

NAME: Linmei Sun, Tony Tao

ADDRESS: 7797 Edna Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 312.927.9929

CELL 626.780.7932

EMAIL: TonyTao@showplususa.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Simona Stephens-SUZANA RUTAR Architect, LTD.

ADDRESS: 1950 E. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-263-6176

CELL 702-234-3865

EMAIL: simona@srutar.com

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

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

Linmei Sun, Tony Tao  
Property Owner (Signature)\*

Linmei Sun, Tony Tao  
Property Owner (Print)

3/22/2024  
Date

### DEPARTMENT USE ONLY

- |                              |  |                              |                               |                             |                             |  |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV            | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC            |
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APPLICATION # (S) WS/DR-24-0751

PC MEETING DATE \_\_\_\_\_

BCC MEETING DATE 3-5-2025

TAB/CAC LOCATION Enterprise

DATE 2-12-2025

ACCEPTED BY [Signature]

DATE 12-19-2024

FEES \$ 1,300

APR-23-101683  
Page 1 of 4

RUTAR

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

December 2, 2024

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

Re: **Justification Letter for Design Review & Waiver of Development Standards**  
SW Corner of Windmill Lane & Lindell Road  
APN # 176-13-101-007

To Whom It May Concern:

This is a Justification Letter for the above referenced property. We are requesting for a Design Review with Waivers of Development Standards. The project is located at the southwest corner of Windmill Lane and Lindell Road. The above referenced property is zoned IP(Industrial Park) with planned land use as BE (Business Employment). The proposed project is located within Industrial zoning, no rezoning is required and is located adjacent to an existing industrial property and therefore is compatible with existing conditions. There is also a separate application that is being submitted at the same time to Vacate and Abandon patent easement.

We are proposing a single office-warehouse building with a total of 18,649 S.F. consisting of office space (537 S.F.) and an open warehouse floor (18,112 S.F.). Access to the office faces the parking lot to the north, while delivery access to the warehouse is provided at the front of the building via roll-up dock doors, as shown on elevations. The elevations have variations in materials and heights, but do not exceed the allowable 50'-0". Heights of walls vary from 35'-0" to 37'-0" with enough parapet height to screen roof top mechanical equipment. We are also proposing different materials and colors to be incorporated with each façade.

Building elevations have been articulated through elevation height changes of at least 2'-0" at the roof line, colors, and material textures. Building facades include projections and architectural features while uninterrupted lengths do not exceed 100'-0". Elevations were designed to meet requirements per Title 30.04.05 G. Building elevations also show 3'-0" deep canopies above windows and doors.

1950 E. Warm Springs Road · Las Vegas, Nevada 89119  
Phone: (702) 263-6176 · Web.: [www.SRutar.com](http://www.SRutar.com)  
Email: [Simona@SRutar.com](mailto:Simona@SRutar.com)

PLANNER  
COPY

WS/DR-24-0751

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

Parking is provided per Table 30.04-2 spaces are required for the Warehouse (1 spaces per 1000 square feet) and provided with two (2) handicap accessible spaces. Total parking spaces required are 19 and 20 spaces are provided.

With this application, we are also requesting the approval of the following Waivers of Development Standards and Design Review:

- **Waivers:**
  - Eliminate street landscaping along a portion of Windmill Lane within railroad easement where required per Section 30.04.01. The applicant is asking for this waiver since we cannot show any improvements within the easement. Per communication with Clark County Public Works, there are no plans for Windmill Lane's improvements at this time.
  - Reduce front building setback to 16'-0" where 20'-0" is required per Section 30.02.18. The applicant is encroaching into the setback to achieve a minimum desired square footage for the building since site's net area is about 50% of the entire site, due to railroad easement, full site cannot be utilized. The site plan does show additional landscape along detached sidewalk to compensate for the reduced setback.
  - Waive detached sidewalk along a portion of Windmill Lane within railroad easement where required per Section 30.04.08C.5. The applicant is asking for this waiver since we cannot show any improvements within the easement. Per communication with Clark County Public Works, there are no plans for Windmill Lane's improvements at this time.
  - Waive full off-sites( paving, curb, gutter, sidewalk, streetlights) along a portion of Windmill Lane within railroad easement where required per Section 30.04.08C. The applicant is asking for this waiver since we cannot show any improvements within the easement. Per communication with Clark County Public Works, there are no plans for Windmill Lane's improvements at this time.
  - Reduce departure distance to 46'-0" where 190'-0" is required per Section 30.04.08C and Uniform Standard Drawing No.222.1. The driveway can only be provided from Lindell Road (from W. Windmill Lane, due to the easement, the distance would be even less than 46'-0"), and it is located at the center of the property which best suits the layout of the warehouse and parking lot.
  - Reduce driveway throat depth to 14'-0" where 25'-0" (Lindell Road) is required per Section 30.04.08C and Uniform Standard Drawing No.222.1. The proposed use is office/ warehouse, and no customer access is anticipated, therefore, excessive access to the site is not anticipated either.
- **Design Review:**
  - Design Review for Warehouse with accessory outside storage

1950 E. Warm Springs Road · Las Vegas, Nevada 89119  
Phone: (702) 263-6176 · Web.: [www.SRutar.com](http://www.SRutar.com)  
Email: [Simona@SRutar.com](mailto:Simona@SRutar.com)

**PLANNER  
COPY**

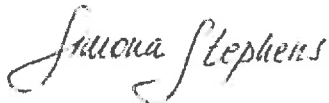
SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

The project does meet Sustainability Checklist minimum requirements, as shown on plans, total of 7.5 points:

- All trees and shrubs are water-efficient and have low or very low water usage. (1 Point)
- More than 50% of the paved parking lot is covered by mature tree canopies. As shown in L1.0 sheet total parking area is 3,428 S.F. while tree coverage is 4,240 S.F. (1 point)
- The entire roof is TPO membrane which has SRI of 80 which is higher than 78, a cool roof. (1 point)
- All windows and doors that face south and west have a minimum of 3'-0" canopy/ awnings above. (3 points)
- The warehouse will have skylights to provide natural daylight. (0.5 points).
- Floor to ceiling height at the office will be 11'-0" minimum. (0.5 points).
- The entire building will have low-e glazing and low solar heat gain coefficient (0.5 point).

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 or email at [Simona@SRutar.com](mailto:Simona@SRutar.com).

Sincerely,



Simona Stephens, Project Architect  
SUZANA RUTAR Architect Ltd.  
A Professional Corporation

PLANNER  
COPY

1950 E. Warm Springs Road · Las Vegas, Nevada 89119  
Phone: (702) 263-6176 · Web.: [www.SRutar.com](http://www.SRutar.com)  
Email: [Simona@SRutar.com](mailto:Simona@SRutar.com)



**PUBLIC HEARING**

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

**VS-25-0015-ASSOCIATION BUDDHIST CENTER USA, INC.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Camero Avenue and Wigwam Avenue and between Miller Lane and Buffalo Drive within Enterprise (description on file). JJ/TT/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

176-16-601-050

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of patent easements and BLM right-of-way grants. The easements are no longer required for site development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-24-400021 (UC-20-0338)	Second extension of time for a place of worship	Approved by BCC	May 2024
ADET-23-900310 (UC-20-0338)	First extension of time for a place of worship	Approved by ZA	June 2023
UC-20-0338	Place of worship and waiver of development standards for reduced setback, driveway geometrics, departure distance, and increased signage	Approved by BCC	June 2021
WS-0015-15	Reduced lot size and setbacks for a 16 lot single family residential development - expired	Approved by PC	April 2015
TM-0005-15	16 lot single-family residential development - expired	Approved by PC	April 2015
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-1) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

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

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0016	Waivers of development standards and a design review for 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 and BLM grants that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

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

**APPLICANT: ASSOCIATION BUDDHIST CENTER USA, INC.  
CONTACT: LEI SU, 4669 LOMAS SANTA FE STREET, LAS VEGAS, NV 89147**





# Department of Comprehensive Planning Application Form

# 3A

ASSESSOR PARCEL #(s): 176-16-601-050

PROPERTY ADDRESS/ CROSS STREETS: BUFFALO & WIGWAM AVE

### DETAILED SUMMARY PROJECT DESCRIPTION

request for site plan revisions and reduce the building size.

Proposed temple development.

### PROPERTY OWNER INFORMATION

NAME: ASSOCIATION BUDDHIST CENTER USA, INC.

ADDRESS: 1778 KASHLAN ROAD,

CITY: LA HABRA HEIGHTS

STATE: CA

ZIP CODE: 90631

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: ASSOCIATION BUDDHIST CENTER USA, INC.

ADDRESS: 1778 KASHLAN ROAD,

CITY: LA HABRA HEIGHTS

STATE: CA

ZIP CODE: 90631

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: LEI SU

ADDRESS: 3651 LINDELL ROAD, SUITE D1078

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 7022329816

CELL 7022329816

EMAIL: LEISUARCH@GMAIL.COM

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

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

*Tjie Giok Sang*

Tjie Giok Sang

5/28/2024

Property Owner (Signature)\*

Property Owner (Print)

Date

<input type="checkbox"/> RR	<input type="checkbox"/> RZ	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> SN	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
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<input type="checkbox"/> TR	<input type="checkbox"/> TR	<input type="checkbox"/> TR	<input type="checkbox"/> TR	<input type="checkbox"/> TR	<input type="checkbox"/> TR	<input type="checkbox"/> WC	OTHER _____

VS-25-0015

3-5-25

ENTERPRISE

2-12-25

APPLICANT

RR

DATE

1-8-25

FEE

\$1200.00



4276 Spring Mountain Rd. #200  
Las Vegas, NV 89102  
Tel: (702) 827-1414  
Fax: (702) 827-1413

11/7/2024

Clark County Comprehensive Planning Department  
500 S. Grand Central Parkway  
Las Vegas, NV 89155  
Tel: (702) 455-4314

**RE:** Request for Patent Easement Vacation for APN 176-16-601-050

Dear Sir or Madam,

Please accept this justification letter as a request to vacate the existing patent easements & BLM grants within the subject parcel. The existing patent easements & BLM grants are no longer needed as part of the site development.

The proposed vacation includes the following Patent Easements & BLM Grants:

1. Existing BLM Patent Easements for public roads and utilities per OR: 20141014:01955 along the west 5' of Buffalo Road and north 5' of Wigwam Avenue.
2. Existing BLM Easements for public roads and utilities per OR: 20050216:04205 along the west 20' Buffalo Road and north 10' of Wigwam Avenue.
3. Existing BLM Easements for public roads and utilities per OR: 920520:01105 along the west 5' of Buffalo Road and north 5' of Wigwam Avenue.

Along with this letter, the following items will be included as part of the vacation package:

- Application
- Assessor's parcel map
- Deed
- Disclosure Form
- Legal Descriptions of vacation and existing easements
- Vacation Exhibit

PLANNER COPY

Should you have any questions or need additional information, please don't hesitate to contact me. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'Chi-Ying Seto', written in a cursive style.

Chi-Ying Seto, P.E.  
Principal Engineer





**PUBLIC HEARING**

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

**WS-25-0016-ASSOCIATION BUDDHIST CENTER USA, INC.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) waive residential adjacency standards; 3) reduce buffering and screening; and 4) reduce departure distance.

**DESIGN REVIEW** for a place of worship on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-16-601-050

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Increase the building height for a place of worship to 45 feet where 35 feet is the maximum permitted per Section 30.02.04B (a 28.6% increase).
- b. Increase the height of an accessory structure (statue) to 44 feet where 25 feet is the maximum permitted per Section 30.02.04B (a 76% increase).
2. Allow structures adjacent to an NPO-RNP to have heights up to 45 feet which exceed those of the RNP district standards that allow a maximum height of 35 feet for principal structures and 25 feet for accessory structures per Section 30.04.06G.
3. Reduce the width of a landscape buffer to 5 feet where 15 feet is required per Section 30.04.02C (a 66.7% reduction).
4. Reduce the departure distance for a driveway on Wigwam Avenue to 176 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 8% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Project Type: Place of worship
- Number of Stories: 2
- Building Height (feet): 45
- Square Feet: 20,410 (monastery cultural center)/31,500 (temple)/51,910 (total)

- Parking Required/Provided: 132/132
- Sustainability Required/Provided: 7/7

### Site Plan

The plan shows a place of worship development that will be constructed in 2 phases. Phase 1 is a 20,410 square foot monastery cultural center located on the northern portion of the site, 30 feet from the north property line along Camero Avenue, 50 feet from the east property line along Buffalo Drive, and 107 feet from the west property line. Phase 2 is a 31,500 square foot temple located on the southern portion of the site, 147 feet from the south property line along Wigwam Avenue, 37 feet from the east property line along Buffalo Drive, and 94 feet from the west property line. A statue is shown south of the temple building, set back 100 feet from Wigwam Avenue, 93 feet from Buffalo Drive, and 150 feet from the west property line. The site is accessed from 2 driveways, 1 on Wigwam Avenue and 1 on Camero Avenue. Each driveway has an entrance portal with a decorative gate that will be open during business hours. The south entrance portal is set back 35 feet from Wigwam Avenue and 5 feet 5 inches from the west property line. The north entrance portal is set back 37 feet from Camero Avenue and 11 feet 5 inches from the west property line. On-site parking is provided to the south of the temple and statue, between the temple and the monastery cultural center and along the west side of the property. A patron drop-off area is located between the statue and the temple and to the west of the monastery cultural center. The site is surrounded by a decorative screen wall which is 6 feet in height along the property lines, except to the west, where it is 8 feet tall screen wall located on top of a retaining wall. The grade of the subject site is lower than the properties to the west.

### Landscaping

The plan indicates that street landscaping, parking lot landscaping, and a landscape buffer with a screen wall along the west side of the property is being provided. Along Wigwam Avenue, Buffalo Drive, and Camero Avenue, street landscaping consists of two, 5 foot wide landscape strips on each side of a detached sidewalk. The street landscaping consists of large Indian Rosewood trees set apart approximately 30 feet on center with 3 shrubs proposed per tree. Within the parking areas there are medium Desert Oak trees provided in the landscape islands and at the ends of the parking rows per the minimum requirements. A landscape buffer is provided along the west side of the property where it abuts the single-family properties. The buffer includes 2 alternating rows of evergreen Mulga Acacia trees, planted 20 feet on center in each row. The landscape buffer is 15 feet wide except where it abuts the entrance portals where it is reduced to a minimum of 5 feet wide for the southern portal and 11 feet wide for the northern portal, which is the subject of a waiver request.

### Elevations

The plans depict 4 sided architecture with similar styles on all structures, including overhanging multi-level rooflines, decorative upturned eaves, and tall columns. The maximum height of the temple is 45 feet on the south side of the building. The remainder of the temple has a maximum height of 36 feet 2 inches at the top of the roof ridge. The monastery cultural center has a maximum height of 35 feet. The entrances to both buildings face south. The accessory structures include a statue that is 44 feet in height, which includes a 13 foot tall base and enclosed storage area below. There are also 2 entrance portals with decorative gates at each driveway which are both 25 feet in height and exhibit a similar architectural style to the main structures.

**Floor Plans**

The monastery cultural center also indicates 2 levels within the building. The first floor consists of a large hall and stage with a cafeteria behind the stage. On each side of the building there are 4 bedrooms, 1 guest room, 1 retreat room, a coffee shop, tearoom, kitchen, and restrooms. The second floor includes 4 retreat rooms and 6 visitor rooms. According to the applicant, the guest and visitor rooms are for invited religious persons from out of country who are staying temporarily at the monastery. The living quarters total 6,294 square feet while the other areas are 14,116 square feet.

The temple floor plan indicates 2 main levels within the building. The first floor is 14,710 square feet and consists of a nave and sanctuary with 2 prayer chambers on each side of the sanctuary. Behind the sanctuary is an activity hall with restrooms and each side, a kitchen and dining area, and an office/sitting area. The building is surrounded by an exterior arcade with a front entrance terrace. The second floor is 15,426 square feet and connected by 2 stairways with the first floor. The second floor includes living quarters with 24 rooms. Two storage areas totaling 1,364 square feet are located between the 2 levels.

**Applicant's Justification**

The applicant states they are proposing changes to a previously approved temple and monastery cultural center on the subject site and a Buddhist temple is urgently needed in the Las Vegas area. The main Buddha statue and Mahayana Buddha statues are educational and culturally significant. The monastery was redesigned, but due to inflation they had to downsize the plan. A new comprehensive plan is now being provided, which now includes a 44 foot tall Buddha statue, a 45 foot tall temple, and a 35 foot tall monastery cultural center. The applicant intends to construct the monastery cultural center first to house several carvings and statues prior to constructing the temple.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-24-400021 (UC-20-0338)	Second extension of time for a place of worship	Approved by BCC	May 2024
ADET-23-980310 (UC-20-0338)	First extension of time for a place of worship	Approved by ZA	June 2023
UC-20-0338	Place of worship and waiver of development standards for reduced setback, driveway geometrics, departure distance, and increased signage	Approved by BCC	June 2021
WS-0015-15	Reduced lot size and setbacks for a 16 lot single family residential development - expired	Approved by PC	April 2015
TM-0005-15	16 lot single-family residential development - expired	Approved by PC	April 2015
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
VS-25-0015	A request to vacate and abandon easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The applicant is requesting a waiver to allow the height of the proposed temple building to be 45 feet where 35 feet is the maximum allowable height in the RS20 zone. The applicant is also requesting that a proposed statue in front of the temple be 44 feet in height to closely match the temple height. The 31,500 square foot temple is designed to have a main entrance gate that is 45 feet in height, nearly 9 feet taller than the remainder of the building which has a height of 36 feet 2 inches. When the use permit (UC-20-0338) for a place of worship was first considered in 2021, the applicant proposed a single 49,918 square foot worship building on the site which was 43 feet 6 inches in height. The increased height required a use permit under the old Title 30 which was not supported by staff. However, the building plans, which were ultimately approved, were modified and the building height was decreased to 35 feet in accordance with the R-E (now RS20) standard and the use permit was no longer needed. The subject site is within and is surrounded on three sides by the NPO-RNP. The Master Plan includes Policy 1.5.1, which

protects Rural Neighborhood Preservation areas, and Policy 1.5.2 for compatible development which states that to minimize conflicts with higher intensity in-fill development, a range of approaches should be considered including requiring similar building heights. The nearby residences in the NPO-RNP areas are primarily single-story while areas to the north located in the RS3.3 zone are 2 story, but no more than 35 feet in height. The requested structure heights would not be compatible or consistent with existing development in the area and adopted County policies; therefore, staff cannot support these requests.

### Waiver of Development Standards #3

The applicant is requesting to reduce the 15 foot wide landscape buffer width along the west side of the subject site to a minimum of 5 feet and 11 feet where the entrance portals are located. The reduction areas represent 26.2 linear feet or 4.4% of the full length of the landscape buffer and about 108 square feet or 1.2% of the entire area of the buffer. The driveway on Wigwam Avenue has been moved as far west as possible to increase the departure distance which has resulted in the portal shifting to the west as well. Given the minimal reduction in the overall landscape buffer and the need for the driveway locations, staff could normally support this waiver. However, staff is not supporting waiver of development standards #1, and therefore, cannot support this request.

### Design Review

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

It is essential that new development within and adjacent to NPO-RNP areas be compatible and consistent with existing developed properties in the area. Compatibility refers to the sensitivity of a development proposal in maintaining the character of an area. The considerations for compatibility may include bulk standards such as height, mass, and density as well as design features such as architecture and site design. The overall design has changed from the original proposal in 2021. Instead of a single 49,918 square foot structure, a 31,500 square foot temple and 20,410 square foot cultural hall and monastery totaling 51,910 square feet is proposed. This change has reduced the mass of a large single building while only slightly increasing the total building square footage on the site. However, the request to increase the height of the temple to 45 feet and adding a 44 foot tall statue would increase the previously approved maximum structure height of 35 feet, which was in accordance with RS20 standards, making this incompatible with adjacent development and the character of the area. The general site design appears to comply with the design standards except for a trash enclosure located within the side street setback along Buffalo Drive. However, the trash enclosure will be located behind a decorative screen wall which will block the view from the street. Staff can support aspects of the site design, but due to the associated waivers for building height not being supported, staff cannot support this request.

## **Public Works - Development Review**

### **Waiver of Development Standards #4**

Staff has no objection to the reduction in the departure distance for the Wigwam Avenue commercial driveway. The applicant placed the driveway as far west as the site will allow. However, since Planning is recommending denial of the application, staff cannot support this waiver.

## **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Expunge the waivers of development standards and design review portions of UC-20-0338;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- Coordinate with Martha Rios in Public Works - Traffic Division for the Buffalo Drive at Wigwam Avenue Project;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

**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 #0040-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ASSOCIATION BUDDHIST CENTER USA, INC.**

**CONTACT: LEI SU, 4669 LOMAS SANTA FE STREET, LAS VEGAS, NV 89147**

DRAFT







# Department of Comprehensive Planning Application Form

# 4A

ASSESSOR PARCEL #(s): 176-16-601-050

PROPERTY ADDRESS/ CROSS STREETS: BUFFALO & WIGWAM AVE

### DETAILED SUMMARY PROJECT DESCRIPTION

request for site plan revisions and reduce the building size.

Proposed temple development.

### PROPERTY OWNER INFORMATION

NAME: ASSOCIATION BUDDHIST CENTER USA, INC.

ADDRESS: 1778 KASHLAN ROAD,

CITY: LA HABRA HEIGHTS

STATE: CA

ZIP CODE: 90631

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: ASSOCIATION BUDDHIST CENTER USA, INC.

ADDRESS: 1778 KASHLAN ROAD,

CITY: LA HABRA HEIGHTS

STATE: CA

ZIP CODE: 90631

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: LEI SU

ADDRESS: 3651 LINDELL ROAD, SUITE D1078

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 7022329816

CELL 7022329816

EMAIL: LEISUARCH@GMAIL.COM

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

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

*Tjie Giok Sang*

Tjie Giok Sang

5/28/2024

Property Owner (Signature)\*

Property Owner (Print)

Date

- |                              |   |                              |                              |                              |                              |  |
|------------------------------|---|------------------------------|------------------------------|------------------------------|------------------------------|--|
| <input type="checkbox"/> 10  | <input type="checkbox"/> 20             | <input type="checkbox"/> 30  | <input type="checkbox"/> 40  | <input type="checkbox"/> 50  | <input type="checkbox"/> 60  | <input checked="" type="checkbox"/> 70 |
| <input type="checkbox"/> 80  | <input type="checkbox"/> 90             | <input type="checkbox"/> 100 | <input type="checkbox"/> 110 | <input type="checkbox"/> 120 | <input type="checkbox"/> 130 | <input type="checkbox"/> 140           |
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WS-25-0016

ACCEPTED BY

RR

3-5-25

DATE

1-8-25

FEES

\$1300.00

ENTERPRISE

DATE

2-12-25

January 2, 2025

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway

Las Vegas, NV 89155

***Re: Justification Letter –Design Review  
Bhaisajjavana Monastery @ NW Corner of Buffalo Dr & Wigram Ave  
APR 24-100905  
APN: 176-16-601-050  
Reference: UC-20-0338, ET-24-400021  
DR Number: DR-24-900***

To Whom It May Concern:

Please be advised this office represents Association Buddhist Center USA Inc. the property owners in the above-referenced matter (hereinafter the “Applicant”). The Applicant is proposing an Buddhist Temple and a Monastery Cultural Center on approximately 5 acres, generally located north of Wigram Ave and west of Buffalo Dr in Las Vegas, Nevada, more particularly described as APN: 176-16-601-050 (the “Site”). The Site is currently zoned as Residential Single-Family 20 (RS20) and Planned Land Use as Ranch Estate Neighborhood. The Applicant is now required to submit for a Design Review for a Bhaisajjavana Monastery project.

With the construction of the Bhaisajjavana Monastery in Las Vegas, an international metropolis county with a diverse population of races, cultures, ethnicities, and religions, we hope that, once our building is finished, we will be able to offer programs that emphasize mental support retreats, self-awareness training, and the creation of a harmonious, self-controlled life for people living in the AI century.

Based on the county leadership's considerations under the Planning Department, a policy was released in 2021 allowing authorization to develop a Buddhist Centre Monastery under the supervision of the Association Buddhist Centre USA. However, the situation was still affected by the Covid epidemic at the time, therefore building was temporarily halted until the construction permission expired, which was in June 2023.

The organizational committee then submitted a new application to the planning department asking for a one-year extension of the building permit. We therefore redesigned the Monastery's construction when the Covid outbreak stopped, but we encountered such high inflation that we had to downsize the original plan's construction design drawings when we submitted the application. After speaking with the Planning Department, they requested that we create a comprehensive blueprint, which the County Department would then use to secure a building permit.

A Buddhist temple is urgently required in the International Metropolitan Area of Las Vegas. Therefore, as part of the development's design, we will position a single Buddha statue in the center, surrounded by Mahayana Buddha statues that are both educational and culturally significant. This

will allow visitors to Las Vegas to spend a few days in a multicultural city that values cultural tolerance and allows them to contribute foreign currency to the advancement of society and facilities.

As a result, we would like to ask that the building's main gate (the hall) be raised from the 35 feet that the county administration first decided upon to 45 feet. The primary structure is not meant for residential use. We will also have a sense of devotion to God Almighty because Las Vegas is a city that protects the coexistence of all religions. We sincerely hope that, both practically and conceptually, we will be able to construct a proportionate edifice in Las Vegas, a metropolis, with a single structure that represents peace and brings happiness to all people.

The statue in front of the Buddhist Temple is also the architectural features of the temple. The statue is Buddha of medicine (Yaoshi fo) which keeps people focused on spiritual of helping others, statue height is 44 feet to match the building gate height.

After studying it, we realized that the monastery's main hall would house several Buddha carvings, some of which are imported from Asia and feature expensive sculptures. Therefore, in order to accommodate the sculptural statues that we have created, we will construct the Monastery Dharma Culture Hall prior to the main hall's construction.

Consequently, we request that the original building plan be modified from a large size to a smaller one. In order to maintain a proportional appearance, we also request that the height of the main gate be increased and that the Dharma Culture Hall Monastery structure be added in accordance with the drawing we recently submitted.

The Site fronts onto Wigram Ave. To the south and east are vacant lands, zoned RS20 and planned land use Ranch Estate Neighborhood. To the north are lands, zoned RS3.3 and planned Mid-Intensity Suburban.

### **Design Review – Place of Worship Building**

The Applicant is requesting a design review of a Bhaisajyavana Monastery including a Buddhist Temple building on the south and a Monastery Cultural Center on the north of the site.

The Buddhist Temple building area is about 31,500 SF. The worship and gathering space is on the first level. The meditation and living quarters are on the second level. An exterior arcade was added for Buddha statues display. The height of the building is approximately 45'-0" where 35'-0" is permitted in RS20 zoning districts.

The statue is in front of the Buddhist Temple, the statue base supporting the statue is 40'-0" x 26'-0" rectangle empty space which is used as a temple material offerings storage. The total height is 44'-0" to match the temple.

The Monastery Dharma Culture Center is about 20,410 SF. The Buddha carvings will be storage inside to promote Buddhist culture. The Buddhist Garden and paved walkway is surround the culture center.

The temple building was moved south to balance the temple parking and Cultural Center parking. Also, comply with the driveway entrance throat depth requirement. A 15-foot landscape buffer is added at the west along the residential property line.

Detached sidewalks are located along Buffalo Dr, Wigram Ave and Camero Ave. The 6-foot decorative screen wall is designed around the property with decorative columns. The Site can be accessed from both Wigram Ave and Camero Ave. Two access gateways were located at both entrances. The gate at the Wigwam Ave will open during business hours, the setback is 40'-0". The gate setback at the Camero Ave is 42'-9" feet. Both gateway heights are 25 feet.

Design Reviews include:

- The revision to place of worship was approved by UC-20-0338 and last extended by ET-24-40021.
- Trash enclosures are located within side street setback at the Buffalo Dr. 6 feet height side yard decorative screen wall block the trash enclosures view from Buffalo Dr. The nearest property is more than 100 feet from the screen wall.

### **Sustainability**

The Site meets 7 of the 7 sustainability points required for non-residential developments per Section 30.04.05(J). The following sustainability measures will be taken:

- Provide 95% or more of plants have low or very low water needs (1 point)
- Parking Lot Trees: provide mature tree canopies to cover at least 50% of the paved parking. (1 point)
- Provide roof with SRI equal or greater than 78 for low sloped roofs & or 29 for steep sloped roofs (1 point)
- Provides shades/awning over 50% of south/west windows and doors. Add 1 point for each additional 25% (2 point)
- Shaded Walkways: provide for at least 60% of all building facades adjacent to or facing streets, drive aisles and gathering and parking areas. (1 point)
- Provide floor to low-emissivity glass on all south and west facing windows (1/2 point)
- Shade with awning or portico or other device (1/2 point).

### **Waivers of Development Standards**

1. Increased building (temple) height to 45 feet where 35 feet is the maximum height per sec. 30.03.04B. The increased area is mainly at the front entrance part of the building, it is the architectural features of the temple which is similar to the belfries of church. A waiver is requested.

2. A plaza was located at the south of the temple for a Buddha statue display. Increased accessory structure (statue) height to 44 where 35 feet is the maximum height per Sec. 30.02.04B. A waiver is requested.
3. Reduce width of landscape buffer to a minimum of 5 feet where 15 feet is required per Sec. 30.04.02C due to location of the entrance portals relative to the landscape buffer on the west side of property.
4. The departure side is 176'-0" at Wigwam Ave. A waiver of development standards is requested to reduce the departure distance where 190 feet is required per Uniform Standard Drawing 222.1.

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

Sincerely,

Lei Su

LS Architecture, LLC  
702-232-9816  
Email: leisuarch@gmail.com



**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**WS-24-0770-COUNTY OF CLARK (AVIATION):**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) reduce street landscaping; 3) modify Neighborhood Protection (RNP) Overlay standards; and 4) waive full off-site improvements.

**DESIGN REVIEW** for a single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south of Warm Springs Road and on the east and west sides of Hinson Street within Enterprise. MN/rg/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
177-07-502-005; 177-07-502-006

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the front yard setback to 20 feet where 40 feet is required per Section 30.02.04 (a 50% reduction).
2.
  - a. Reduce street landscaping along Hinson Street to zero feet where 10 feet is required per Section 30.04.01D.7 (a 100% reduction).
  - b. Reduce street landscaping along Mardon Avenue to zero feet where 10 feet is required per Section 30.04.01D.7 (a 100% reduction).
  - c. Reduce street landscaping along Schuster Street to zero feet where 10 feet is required per Section 30.04.01D.7 (a 100% reduction).
  - d. Reduce street landscaping along Warm Springs to zero feet where 10 feet is required per Section 30.04.01D.7 (a 100% reduction).
3. Allow the front setbacks for principal buildings not in accordance with the RS20 district where required per Section 30.02.26F.
4.
  - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Warm Springs Road where off-site improvements are required per Section 30.04.08C.
  - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Hinson Street where off-site improvements are required per Section 30.04.08C.
  - c. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Mardon Avenue where off-site improvements are required per Section 30.04.08C.
  - d. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Schuster Street where off-site improvements are required per Section 30.04.08C.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 14.39
- Project Type: Single-family residential development
- Number of Lots: 28
- Density (du/ac): 1.95
- Minimum/Maximum Lot Size (square feet): 20,880/24,839 (gross)/16,836/23,896 (net)
- Number of Stories: 2
- Building Height (feet): 28 to 33
- Square Feet: 4,807 to 4,952

Site Plans

The plans depict a proposed single-family residential development consisting of 28 lots on 14.39 acres with a density of 1.95 dwelling units per acre. The subdivision is bisected by Hinson Street. There are 12 lots located west of Hinson Street, and 16 lots are located east of Hinson Street. The entire project will be developed to the RS20 standards per Title 30.

West portion of development (Lots 1 through 12):

On the northwest portion of the subdivision, Lots 1 through 4 face internally toward a private street which is accessed from Hinson Street. South of Lots 1 through 4, the plan shows that Lots 5 through 12 also face internally toward a second private street which is also accessed from Hinson Street.

East portion of development (Lots 13 through 28):

On the northeast portion of the development, Lots 13 through 20 face internally toward a private street which is accessed from Schuster Street to the east. Access to the remaining lots (Lots 21 through 28) are from a private street which is also accessed from Schuster Street .

The applicant is requesting a waiver of development standards to reduce the front setback to 20 feet where 40 feet is required per Code.

Landscaping

The landscape plan depicts a 10 foot wide landscape area along Warm Springs Road to the north. Furthermore, the plan also shows landscaping to be planted behind the perimeter screen walls for the following lots:

- Lots 4, 5, 12, 16, 17, 24, and 25 along Hinson Street
- Lots 9, 10, 12, 22, 25, 26, 27, and 28 along Mardon Avenue
- Lots 13, 20, 21, and 28 along Schuster Street



The plan depicts large trees planted every 30 feet on center. A waiver of development standards is a part of this application to reduce the landscape strip along Hinson Street, Mardon Avenue, and Schuster Street since the landscaping will be installed behind perimeter walls.

Elevations

The plans depict 6 elevations with the residential models measuring between 28 feet to 33 feet in height. Two of the 6 models feature a pitched concrete tile roof with the front elevations consisting predominantly of stone veneer with stucco accents. The remaining 4 front elevations will consist either of a flat roof or a combination of a flat roof/pitched concrete tile roof. All side and rear elevations of each model will consist of stucco siding with enhanced window fenestration.

Floor Plans

The plans depict 2 different floor plans measuring between 4,807 square feet to 4,952 square feet. Multiple bedrooms, a dining room, living room, kitchen, closets, bathrooms, and an owner's suite are included with the floor plans. All plans also include a 3 car garage in addition to a recreational vehicle (RV) parking.

Applicant's Justification

The applicant states the request for reduced setbacks aligns with the established standards of the neighborhood, ensures consistency with the surrounding property. The applicant states that the site is in the rural neighborhood preservation and to be consistent with the surrounding properties, the landscaping will be located behind the property line walls. The applicant further states the proposed site is surrounded by existing subdivisions with public rights-of-way frontage built to rural standards without sidewalks, curb and gutter, or street lights and requests to maintain that standard along Warm Springs Road, Mardon Avenue, Hinson Street, and Schuster Street.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

Related Applications

Application Number	Request
TM-24-500168	A 28 lot single-family residential development is a companion item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1 & #3

The applicant states the surrounding area features 20 foot setbacks from the back-of-curb and that this request will have minimal impacts to the surrounding neighbors. Staff finds that other residences in the area that front private streets were built before the Code update, allowing the setbacks to be measured from the centerline of a private street. Increasing the size of the lots to meet the minimum required lot size and providing architectural enhancements and redesigning the homes to meet Code requirements could remove the need for this waiver. Additionally, Section 30.02.26F.4., which provides the development standards for properties in the NPO-RNP, states that setbacks for primary structures shall be maintained in accordance with the applicable district standards and any allowable exceptions. Therefore, staff does not support this request.

##### Waiver of Development Standards #2

The purpose of the landscaping requirement is to reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. The proposed landscape design can be revised to implement screen walls behind the landscape strip along Warm Springs, Hinson Street, Mardon Avenue, and Schuster Street. The landscape area as defined per Section 30.07.02J is an open area consisting of landscaping which includes groundcover and/or live planted material served with an irrigation system. Installing landscaping behind a screen wall does not meet Title 30 standards and the applicant did not provide sufficient justification to mitigate this request. Therefore, staff does not support this request.

##### Design Review

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

Staff finds the development is consistent with the planned and existing uses in the immediate area. The development is compliant with Policy EN-1.1 (Neighborhood Integrity) and Policy EN-1.2 (Ranch Estate Neighborhood) of the Master Plan that encourage preserving the integrity of uniform neighborhoods and compatible in-fill development. However, staff finds that the applicant has the

opportunity to design the subdivision to meet the front setback requirements, the street landscaping requirements, and install the required off-site improvements per Title 30. Subdivision design standards are put in place to promote appropriate setbacks and create safe neighborhoods. Since staff does not support the waivers of development standards staff cannot support the design review.

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

#### **Waiver of Development Standards #4**

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. Additionally, there is a Warm Springs Road improvement project that will require off-site improvements and it is important to continue the off-sites throughout the area. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements

### **Department of Aviation**

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

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

More importantly, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.02.26B.2(i) of the Clark County Unified Development Code. Therefore, as required by Section 30.06.03D.7(iv) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that section 30.06.03D.7(iv) requires that the FAA Determination of No Hazard shall be submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see chapter 30.02.26B]).

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- 30 days upon conveyance of the land to record said separate document for the Warm Springs Road improvement project;
- Applicant shall enter into a cost participation agreement for future Warm Springs Road improvements.

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; the FAA's determination is advisory in nature and does not

guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0011-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PN II, INC.**

**CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV  
89146**





# Department of Comprehensive Planning Application Form

# 5A

ASSESSOR PARCEL #(s): 177-07-502-005, 177-07-502-006

PROPERTY ADDRESS/ CROSS STREETS: Hinson St & W Warm Springs Rd

### DETAILED SUMMARY PROJECT DESCRIPTION

This project is located on the current Dept. of Aviation parcel with approved zoning of RS20 (2 units per acre). It is located south of Warm Springs Rd, north of Mardon Ave, west of Schuster St and bisected by Hinson Street. The proposed site will consist of 28 single-family residential lots. The site will offer 2 different floor plans with 3 elevations per plan. The liveable sq ft range from 4,807 to 4,952.

### PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)  
ADDRESS: 500 S Grand Central Pkwy., 4th Floor  
CITY: Las Vegas STATE: NV ZIP CODE: 89155  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

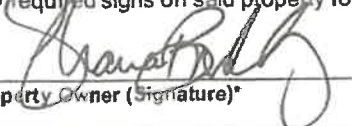
NAME: PN II, Inc.  
ADDRESS: 7255 S Tenaya Way. Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-843-2818 CELL 702-308-1708 EMAIL: kendra.saffie@puttegroup.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, Inc.  
ADDRESS: 1555 S Rainbow Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-804-2163 CELL \_\_\_\_\_ EMAIL: kesposko@gowengineering.com

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

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

  
Property Owner (Signature)\*

Shauna Bradley, Director, Clark County RPM  
Property Owner (Print)

12/24/2024  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0770

PC MEETING DATE

BCC MEETING DATE

TAB/CAC LOCATION

2/19/25  
Enterprise

DATE

1/29/25

FEE\$

BY RG  
12/31/24  
\$1,300

764-A290-001 & 764-A291-001

December 26, 2024

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

**RE: Department of Aviation Sales Unit 8 & 9 – Hinson and Warm Springs  
APNs: 177-07-502-005 and -006; Approximately 14.23+/- Gross Acres  
Request for Design Review / Waiver of Development Standards**

On behalf of our client, PN II, Inc., GCW, Inc. (GCW) is respectfully applying for the above land use items.

**Project Description:**

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located south of Warm Springs Road, north of Mardon Avenue, west of Schuster Street and is bisected by Hinson Street. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

**Design Review:**

The proposed site will consist of 28 single-family residential lots on 14.23 gross acres for a density of 1.97 dwelling units per gross acre. There will be landscaping within the property line and adjacent to all offsite rights-of-way that will comply with 30.04 requirements. The site will offer 2 different plans with 3 different elevations per plan: the livable square foot range will be from 4,807 - 4,952 sq ft. Both plans are 2 stories and have a maximum height of 29'-3" plus a 10" foundation for a total to 30'-1". There will be 1 model located on APN: 177-06-813-014, which is an existing Pulte Homes development at Warm Springs Road and Schirls Street. Minimum Lot Size is 20,880 sq ft (gross)/16,836 (Net) and Maximum Lot Size is 24,839 sq ft (gross)/23,896 sq ft (Net).

**Waivers:**

**1. Title 30.02.04 – RS20: Residential Single-Family 20**

Standard:	40' Front Setback
Requested Waiver:	Reduce the front setback to 20' to garage and 10' to forward living/swing garage. Both measurements will be from the back of curb.
Justification:	The standard 40' setback is measured to the property line, which for this project is the centerline of the street. The 20' from back of curb to garage will be 38' and will be consistent with the surrounding property.

**PLANNER  
COPY**





**2. Title 30.04.08 – Improvement Requirements**

Standard: Curb and Gutter, Street lights and Sidewalks.

Requested Waiver: Rural Standards for offsite roadways – 32' paved road, no curb and gutter, no sidewalks, no streetlights, and partial paving.

Justification: The proposed site is surrounded by existing subdivisions with public rights-of-way frontage built to rural standards without sidewalks, curb and gutter, or streetlights and request to maintain that standard within the proposed frontages along Mardon Avenue, Schuster Street, Hinson Street and Warm Springs.

**3. Title 30.04.01 D 7 – Street Landscaping**

Standard: 6' behind attached sidewalk.

Requested Waiver: Landscape behind property line wall.

Justification: The proposed site is in the rural Neighborhood Preservation. To be consistent with the surrounding properties, the landscaping will be located behind the property line walls. The landscaping size will meet Title 30.04 requirements.

We are also submitting the Tentative Map proposing the 28 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE  
Senior Vice President

PLANNER  
COPY



764-A290-001 & 764-A291-001

December 26, 2024

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

**CIVIL  
ENGINEERING**

**RE: Department of Aviation Sales Unit 8 & 9 – Hinson and Warm Springs  
APNs: 177-07-502-005 and -006; Approximately 14.23+/- Gross Acres  
Request for Design Review / Waiver of Development Standards**

On behalf of our client, PN II, Inc., GCW, Inc. (GCW) is respectfully applying for the above land use items.

**Project Description:**

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located south of Warm Springs Road, north of Mardon Avenue, west of Schuster Street and is bisected by Hinson Street. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

**Design Review:**

The proposed site will consist of 28 single-family residential lots on 14.23 gross acres for a density of 1.97 dwelling units per gross acre. There will be landscaping within the property line and adjacent to all offsite rights-of-way that will comply with 30.04 requirements. The site will offer 2 different plans with 3 different elevations per plan: the livable square foot range will be from 4,807 - 4,952 sq ft. Both plans are 2 stories and have a maximum height of 29'-3" plus a 10" foundation for a total to 30'-1". There will be 1 model located on APN: 177-06-813-014, which is an existing Pulte Homes development at Warm Springs Road and Schirlls Street. Minimum Lot Size is 20,880 sq ft (gross)/16,836 (Net) and Maximum Lot Size is 24,839 sq ft (gross)/23,896 sq ft (Net).

**Waivers:**

**1. Title 30.02.04 – RS20: Residential Single-Family 20**

Standard:	40' Front Setback
Requested Waiver:	Reduce the front setback to 20' to garage and 10' to forward living/swing garage. Both measurements will be from the back of curb.
Justification:	The standard 40' setback is measured to the property line, which for this project is the centerline of the street. The 20' from back of curb to garage will be 39' to property line, and the 10' from back of curb to forward living/swing garage will be 29' to property line, where property line is the centerline of the street. These proposed setbacks will be consistent with the surrounding property.

**REVISED**

**2. Title 30.04.08 – Improvement Requirements**

Standard: Curb and Gutter, Street lights and Sidewalks.

Requested Waiver: Rural Standards for offsite roadways – 32' paved road, no curb and gutter, no sidewalks, no streetlights, and partial paving.

Justification: The proposed site is surrounded by existing subdivisions with public rights-of-way frontage built to rural standards without sidewalks, curb and gutter, or streetlights and request to maintain that standard within the proposed frontages along Mardon Avenue, Schuster Street, Hinson Street and Warm Springs.

**3. Title 30.04.01 D 7 – Street Landscaping**

Standard: 6' behind attached sidewalk.

Requested Waiver: Landscape behind property line wall.

Justification: The proposed site is in the rural Neighborhood Preservation. To be consistent with the surrounding properties, the landscaping will be located behind the property line walls, except for Warm Spring Road where there will be a 10' easement between right-of-way and wall. The landscaping size will meet Title 30.04 requirements.

We are also submitting the Tentative Map proposing the 28 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE  
Senior Vice President





**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-24-500168-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 28 single-family residential lots on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south of Warm Springs Road and the east and west sides of Hinson Street within Enterprise. MN/rg/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-07-502-005; 177-07-502-006

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 14.39
- Project Type: Single-family residential development
- Number of Lots: 28
- Density (du/ac): 1.95
- Minimum/Maximum Lot Size (square feet): 20,880/24,839 (gross)/16,836/23,896 (net)

**Project Description**

The plans depict a proposed single-family residential development consisting of 28 lots on 14.39 acres with a density of 1.95 dwelling units per acre. The subdivision is bisected by Hinson Street. There are 12 lots located west of Hinson Street, and 16 lots are located east of Hinson Street. The entire project will be developed to the RS20 standards per Title 30.

**West portion of development (Lots 1 through 12):**

On the northwest portion of the subdivision, Lots 1 through 4 face internally toward a private street which is accessed from Hinson Street. South of Lots 1 through 4, the plan shows that Lots 5 through 12 also face internally toward a second private street which is also accessed from Hinson Street.

**East portion of development (Lots 13 through 28):**

On the northeast portion of the development, Lots 13 through 20 face internally toward a private street which is accessed from Schuster Street to the east. Access to the remaining lots (Lots 21 through 28) are from a private street which is also accessed from Schuster Street.

**Prior Land Use Requests**

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

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

**Related Applications**

Application Number	Request
WS-24-0770	A waiver of development standards to reduce setback; reduce street landscaping; modify neighborhood protection (RNP) overlay standards; and to waive full off-site improvements with a design review for a single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

Staff finds that the design of the east portion of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Eldorado Avenue. Staff is not supporting the related waivers of development standards and design review requests; therefore, staff recommends denial of the tentative map.

**Department of Aviation**

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

**Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- 30 days upon conveyance of the land to record said separate document for the Warm Springs Road improvement project;
- Applicant shall enter into a cost participation agreement for future Warm Springs Road improvements.

### **Building Department - Addressing**

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

### **Department of Aviation**

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

### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0011-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PN II, INC.**

**CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV  
89146**

**DRAFT**





# Department of Comprehensive Planning Application Form

# 6A

ASSESSOR PARCEL #(s): 177-07-502-005, 177-07-502-006

PROPERTY ADDRESS/ CROSS STREETS: Hinson St & W Warm Springs Rd

### DETAILED SUMMARY PROJECT DESCRIPTION

This project is located on the current Dept. of Aviation parcel with approved zoning of RS20 (2 units per acre). It is located south of Warm Springs Rd, north of Mardon Ave, west of Schuster St and bisected by Hinson Street. The proposed site will consist of 28 single-family residential lots. The site will offer 2 different floor plans with 3 elevations per plan. The liveable sq ft range from 4,807 to 4,952.

### PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)  
ADDRESS: 500 S Grand Central Pkwy., 4th Floor  
CITY: Las Vegas STATE: NV ZIP CODE: 89155  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

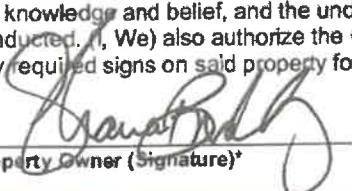
NAME: PN II, Inc.  
ADDRESS: 7255 S Tenaya Way. Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-843-2818 CELL 702-308-1708 EMAIL: kendra.saffle@pulte.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, Inc.  
ADDRESS: 1555 S Rainbow Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-804-2163 CELL \_\_\_\_\_ EMAIL: keposito@gcwengineering.com

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

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

  
Property Owner (Signature)\*

Shauna Bradley, Director, Clark County RPM  
Property Owner (Print)

12/24/2024  
Date

### DEPARTMENT USE ONLY.

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

APPLICATION # (s) \_\_\_\_\_  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE \_\_\_\_\_  
TAB/CAC LOCATION \_\_\_\_\_ DATE \_\_\_\_\_  
FEES \_\_\_\_\_

764-A290-001 & 764-A291-001

December 17, 2024

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

**RE: Department of Aviation Sales Unit 8 & 9  
APNs: 177-07-502-005 and -006; Approximately 14.23+/- Gross Acres  
Request for Tentative Map**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use item.

**Project Description:**

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located south of Warm Springs Road, north of Mardon Avenue, west of Schuster Street and is bisected by Hinson Street. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

**Tentative Map:**

We are submitting a Tentative Map proposing 28 single-family residential lots on 14.23 gross acres for a density of 1.97 dwelling units per gross acre. There will be landscaping within the property line and adjacent to all offsite rights-of-way that will comply with 30.04 requirements. The site will offer 2 different plans with 3 different elevations per plan: the livable square foot range will be from 4,807 - 4,952 sq ft. Both plans are 2 stories and have a maximum height of 29'-3" plus a 10" foundation for a total to 30'-1". There will be 1 model located on APN: 177-06-813-014, which is an existing Pulte Homes development at Warm Springs Road and Schirlls Street. Minimum Lot Size is 20,880 sq ft (gross)/16,836 (Net) and Maximum Lot Size is 24,839 sq ft (gross)/23,896 sq ft (Net).

If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE  
Senior Vice President



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0039-COUNTY OF CLARK (AVIATION):

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) reduce street landscaping; 3) modify Neighborhood Protection (RNP) Overlay standards; and 4) waive full off-site improvements.

**DESIGN REVIEW** for a single-family detached dwelling development on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Maulding Avenue and the east and west sides of Schirlls Street within Enterprise. MN/rg/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-07-601-004; 177-07-602-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce front yard setback to 20 feet where 40 feet is required per Section 30.02.04 (a 50% reduction).
2.
  - a. Reduce street landscaping along Arville Street to zero feet where 10 feet is required per Section 30.04.01D.7 (a 100% reduction).
  - b. Reduce street landscaping along Eldorado Lane to zero feet where 10 feet is required per Section 30.04.01D.7 (a 100% reduction).
  - c. Reduce street landscaping along Hinson Street to zero feet where 10 feet is required per Section 30.04.01D.7 (a 100% reduction).
  - d. Reduce street landscaping along Schirlls Street to zero feet where 10 feet is required per Section 30.04.01D.7 (a 100% reduction).
  - e. Reduce street landscaping along Maulding Avenue to zero feet where 10 feet is required per Section 30.04.01D.7 (a 100% reduction).
3. Allow the front setbacks for principal buildings not in accordance with the RS20 district where required per Section 30.02.26F.
4.
  - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Arville Street where off-site improvements are required per Section 30.04.08C.
  - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Eldorado Lane where off-site improvements are required per Section 30.04.08C.
  - c. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Hinson Street where off-site improvements are required per Section 30.04.08C.

- d. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Schirlls Street where off-site improvements are required per Section 30.04.08C.
- e. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Maulding Avenue where off-site improvements are required per Section 30.04.08C.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 12.45
- Project Type: Single-family detached development
- Number of Lots: 24
- Density (du/ac): 1.92
- Minimum/Maximum Lot Size (square feet): 21,097/25,112 (gross) 18,035/21,191 (net)
- Number of Stories: 2
- Building Height (feet): 28 to 33
- Square Feet: 4,807 to 4,952

Site Plans

The plans depict a proposed single-family residential development consisting of 24 lots on 12.45 acres with a density of 1.92 dwelling units per acre. The subdivision is bisected by Schirlls Street. There are 12 lots located west of Schirlls Street, and 11 lots are located east of Schirlls Street. The entire project will be developed to the RS20 standards per Title 30.

West portion of development (Lots 1 through 12):

On the north portion of the subdivision, Lots 1 through 4 face internally toward a private street which is accessed from Schirlls Street. South of Lots 1 through 4, the plan shows that Lots 5 through 12 also face internally toward a second private street which is also accessed from Schirlls Street.

East portion of development (Lots 13 through 24):

On the northeast portion of the development, Lots 13 through 24 face internally toward a private street which is accessed from Eldorado Lane to the north.

The applicant is requesting a waiver of development standards to reduce the front setback to 20 feet where 40 feet is required per Code.

Landscaping

The landscape plan depicts landscaping to be planted behind the perimeter screen walls for the following lots:

- Lots 1, 2, 13, 14, 15, and 24 along Eldorado Lane.

- Lots 23 and 24 along Hinson Street.
- Lots 1, 4, 5, 12, 15, 16, 17, and 18 along Schirlls Street.
- Lots 9, 10, 11, 12, 18, and 19 along Maulding Avenue.
- Lots 8 and 9 along Arville Street.

The landscape plan depicts large trees planted every 30 feet on center. A waiver of development standards is a part of this application to reduce the landscape strip along Eldorado Lane, Schirlls Street, Hinson Street, Maulding Avenue, and Arville Street since the landscaping will be installed behind perimeter walls.

Elevations

The plans depict 6 elevations with the residential models measuring between 28 feet to 33 feet in height. Two of the 6 models feature a pitched concrete tile roof with the front elevations consisting predominantly of stone veneer with stucco accents. The remaining 4 front elevations will consist either of a flat roof or a combination of a flat roof/pitched concrete tile roof. All side and rear elevations of each model will consist of stucco siding with enhanced window fenestration.

Floor Plans

The plans depict 2 different floor plans measuring between 4,807 square feet to 4,952 square feet. Multiple bedrooms, a dining room, living room, kitchen, closets, bathrooms, and an owner's suite are included with the floor plans. All plans also include a 3 car garage in addition to a recreational vehicle (RV) parking.

Applicant's Justification

The applicant states the request for reduced setbacks aligns with the established standards of the neighborhood, ensuring consistency with the surrounding property. The applicant indicates the site is in the Rural Neighborhood Preservation and to be consistent with the surrounding properties, the landscaping will be located behind the property line walls. The applicant further states that the proposed site is surrounded by existing subdivisions with public rights-of-way frontage built to rural standards without sidewalks, curb and gutter or street lights and requests to maintain that standard along Eldorado Lane, Schirlls Street, Hinson Street, Maulding Avenue and Arville Street.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single-family residential & undeveloped

## Related Applications

Application Number	Request
TM-25-500007	A tentative map for a 24 lot single-family residential subdivision is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Waivers of Development Standards

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

##### Waivers of Development Standards #1 & #3

The applicant states that the surrounding area features 20 foot setbacks from the back of curb and that this request will have minimal impacts to the surrounding neighbors. Staff finds other residences in the area that front private streets were built before the Code update, allowing the setbacks to be measured from the centerline of a private street. Increasing the size of the lots to meet the minimum required lot size and providing architectural enhancements and redesigning the homes to meet Code requirements could remove the need for this waiver. Additionally, Section 30.02.26F.4, which provides the development standards for properties in the NPO-RNP, states that setbacks for primary structures shall be maintained in accordance with the applicable district standards and any allowable exceptions. Therefore, staff does not support these requests.

##### Waiver of Development Standards #2

The purpose of the landscaping requirement is to reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. The proposed landscape design can be revised to implement screen walls behind the landscape strip along the various public streets. The landscape area as defined per Section 30.07.02J is an open area consisting of landscaping which includes groundcover and/or live planted material served with an irrigation system. Installing landscaping behind a screen wall does not meet Title 30 standards and the applicant did not provide sufficient justification to mitigate this request. Therefore, staff does not support this request.

##### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the development is consistent with the planned and existing uses in the immediate area. The development is compliant with Policy EN-1.1 (Neighborhood Integrity) and Policy EN-1.2 (Ranch Estate Neighborhood) of the Master Plan that encourage preserving the integrity of uniform neighborhoods and compatible in-fill development. However, staff finds that the applicant has the opportunity to design the subdivision to meet the front setback requirements, the street landscaping requirements, and install the required off-site improvements per Title 30. Subdivision design standards are put in place to promote appropriate setbacks and create safe neighborhoods. Since staff does not support the waivers of development standards, staff cannot support the design review.

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

#### **Waiver of Development Standards #4**

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. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

### **Staff Recommendation**

**Denial**

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.



**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 #0027-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC.

**CONTACT:** KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

DRAFT





# Department of Comprehensive Planning Application Form

# 7A

ASSESSOR PARCEL #(s): 177-07-601-004, 177-07-602-004

PROPERTY ADDRESS/ CROSS STREETS: Schirlls St & W Maulding Ave

### DETAILED SUMMARY PROJECT DESCRIPTION

This project is located on the current Dept. of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located south of Eldorado Lane, north of Maulding Ave, west of Hinson St, east of Arville St and is bisected by Schirlls St. The proposed site will consist of 24 single-family residential lots. The site will offer 2 different floor plans with 3 elevations per plan. The liveable sq ft range from 4,807 to 4,952.

### PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)  
ADDRESS: 500 S Grand Central Pkwy., 4th Floor  
CITY: Las Vegas STATE: NV ZIP CODE: 89155  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: PN II, Inc.  
ADDRESS: 7255 S Tenaya Way, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-843-2818 CELL 702-308-1708 EMAIL: kendra.saffle@pullegroup.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, Inc.  
ADDRESS: 1555 S Rainbow Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-804-2000 CELL 702-804-2165 EMAIL: hshinton@gcwenengineering.com

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

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

Property Owner (Signature)\*

Shauna Bradley, Director, Clark County RPM  
Property Owner (Print)

12/24/2024  
Date

- |                              |  |                              |                               |                             |                             |  |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR            | <input type="checkbox"/> E1  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV            | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC            |
| <input type="checkbox"/> AG  | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER                                  |

# WS-25-0039 ACCEPTED BY RG  
DATE 1/13/25  
FEES \$1,300  
BCC MEETING DATE 3/5/25  
TAB/CAC LOCATION Enterprise DATE 2/12/25

764-A292-001 & 764-A293-001

December 19, 2024

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

**RE: Department of Aviation Sales Unit 1A & 1B – Schirlls and Maulding  
APN: 177-07-601-004 & 177-07-602-004; Approximately 12.30 +/- Gross Acres  
Request for Design Review / Waiver of Development Standards**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

**Project Description:**

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located south of Eldorado Lane, north of Maulding Avenue, west of Hinson Street, east of Arville Street, and is bisected by Schirlls Street. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

**Design Review:**

The proposed site will consist of 24 single-family residential lots on 12.30 gross acres for a density of 1.95 dwelling units per gross acre. There will be landscaping within the property line and adjacent to all offsite rights-of-way that will comply with 30.04 requirements. The site will offer 2 different plans with 3 different elevations per plan: the livable square foot range will be from 4,807 - 4,952 sq ft. Both plans are 2 stories and have a maximum height of 29'-3" plus a 10" foundation for a total to 30'-1". There will be 1 model located on APN: 177-06-813-014, which is an existing Pulte Homes development at Warm Springs Road and Schirlls Street. Minimum Lot Size is 21,097 sq ft (gross)/18,035 (Net) and Maximum Lot Size is 25,112 sq ft (gross)/21,191 sq ft (Net).

**Waivers:**

**1. Title 30.02.04 – RS20: Residential Single-Family 20**

Standard:	40' Front Setback
Requested Waiver:	Reduce the front setback to 20' to garage and 10' to forward living/swing garage. Both measurements will be from the back of curb.
Justification:	The standard 40' setback is measured to the property line, which for this project is the centerline of the street. The 20' from back of curb to garage will be 38' and will be consistent with the surrounding property.

**PLANNER  
COPY**



**2. Title 30.04.08 – Improvement Requirements**

Standard: Curb and Gutter, Street lights and Sidewalks.

Requested Waiver: Rural Standards for offsite roadways – 32' paved road, no curb and gutter, no sidewalks, no streetlights, and partial paving.

Justification: The proposed site is surrounded by existing subdivisions with public rights-of-way frontage built to rural standards without sidewalks, curb and gutter, or streetlights and request to maintain that standard within the proposed frontages along Schirlls Street, Maulding Ave, Arville Street, Eldorado Lane, and Hinson Street.

**3. Title 30.04.01 D 7 – Street Landscaping**

Standard: 6' behind attached sidewalk.

Requested Waiver: Landscape behind property line wall.

Justification: The proposed site is in the rural Neighborhood Preservation. To be consistent with the surrounding properties, the landscaping will be located behind the property line walls. The landscaping size will meet Title 30.04 requirements.

We are submitting the Tentative Map proposing 24 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE  
Senior Vice President

**PLANNER  
COPY**

WS-25-0039





APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-25-500007-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 24 single-family detached residential lots on 12.45 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the north side of Maulding Avenue and the east and west sides of Schirlls Street within Enterprise. MN/rg/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-07-601-004; 177-07-602-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 12.45
- Project Type: Single-family detached development
- Number of Lots: 24
- Density (du/ac): 1.92
- Minimum/Maximum Lot Size (square feet): 21,097/25,112 (gross)/18,035/21,191(net)

**Project Description**

The plans depict a proposed single-family residential development consisting of 24 lots on 12.45 acres with a density of 1.92 dwelling units per acre. The subdivision is bisected by Schirlls Street. There are 12 lots located west of Schirlls Street, and 11 lots are located east of Schirlls Street. The entire project will be developed to the RS20 standards per Title 30.

**West portion of development (Lots 1 through 12):**

On the north portion of the subdivision, Lots 1 through 4 face internally toward a private street which is accessed from Schirlls Street. South of Lots 1 through 4, the plan shows that Lots 5 through 12 also face internally toward a second private street which is also accessed from Schirlls Street.

**East portion of development (Lots 13 through 24):**

On the northeast portion of the development, Lots 13 through 24 face internally toward a private street which is accessed from Eldorado Lane to the north.

**Prior Land Use Requests**

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

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single-family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Undeveloped

**Related Applications**

Application Number	Request
WS-25-0039	A waiver of development standards to reduce setback, reduce street landscaping, modify neighborhood protection (RNP) overlay standards, and to waive full off-site improvements with a design review for a single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Staff finds that the design of the east portion of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Schuster Street. Furthermore, the design of the west portion of the development also lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Hinson Street. Staff is not supporting the related waivers of development standards and design review requests; therefore, staff recommends denial of the tentative map.

**Department of Aviation**

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

**Staff Recommendation**

Denial.



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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

### **Building Department - Addressing**

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

### **Department of Aviation**

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

### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking

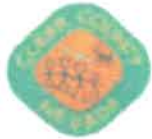
#0027-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** PN II, INC.

**CONTACT:** KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV  
89146

**DRAFT**



# Department of Comprehensive Planning Application Form

# 8A

ASSESSOR PARCEL #(s): 177-07-601-004, 177-07-602-004

PROPERTY ADDRESS/ CROSS STREETS: Schirlis St & W Maulding Ave

### DETAILED SUMMARY PROJECT DESCRIPTION

This project is located on the current Dept. of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located south of Eldorado Lane, north of Maulding Ave, west of Hinson St, east of Arville St and is bisected by Schirlis St. The proposed site will consist of 24 single-family residential lots. The site will offer 2 different floor plans with 3 elevations per plan. The liveable sq ft range from 4,807 to 4,952.

### PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 500 S Grand Central Pkwy., 4th Floor

CITY: Las Vegas STATE: NV ZIP CODE: 89155

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: PN II, Inc.

ADDRESS: 7255 S Tenaya Way. Suite 200

CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-843-2818 CELL 702-308-1708 EMAIL: kendra.saffle@pullegroup.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, Inc.

ADDRESS: 1555 S Rainbow Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-804-2000 CELL 702-804-2165 EMAIL: hshinton@gcwengineering.com

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

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

Shauna Bradley, Director, Clark County RPM
Date 12/24/2024

Property Owner (Print)

- |                              |                             |                              |                               |  |                             |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|--|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> E1  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN            | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC            | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER                       |

# TM-25-500007

BCC MEETING DATE: 3/5/25

TAB/CAC LOCATION: Enterprise DATE: 2/12/25

ACCEPTED BY: RG

DATE: 1/13/25

FEE: \$750

764-A290-001, 764-A291-001

December 19, 2024

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

**RE: Department of Aviation Sales Unit 1A & 1B – Schirlls and Maulding  
APN: 177-07-601-004 & 177-07-602-004; Approximately 12.30 +/- Gross Acres  
Request for Tentative Map**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use item.

**Project Description:**

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located south of Eldorado Lane, north of Maulding Avenue, west of Hinson Street, east of Arville Street, and is bisected by Schirlls Street. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

**Tentative Map:**

We are submitting a Tentative Map proposing 24 single-family residential lots on 12.30 gross acres for a density of 1.95 dwelling units per gross acre. There will be landscaping within the property line and adjacent to all offsite rights-of-way that will comply with 30.04 requirements. The site will offer 2 different plans with 3 different elevations per plan: the livable square foot range will be from 4,807 - 4,952 sq ft. Both plans are 2 stories and have a maximum height of 29'-3" plus a 10" foundation for a total to 30'-1". There will be 1 model located on APN: 177-06-813-014, which is an existing Pulte Homes development at Warm Springs Road and Schirlls Street. Minimum Lot Size is 21,097 sq ft (gross)/18,035 (Net) and Maximum Lot Size is 25,112 sq ft (gross)/21,191 sq ft (Net).

If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE  
Senior Vice President

**PLANNER  
COPY**  
TM-25-500007



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0653-GOLDSTRIKE GRID, LLC:**

**HOLDOVER ZONE CHANGE** to reclassify 4.03 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise (description on file). MN/al (For possible action)

RELATED INFORMATION:

**APN:**

176-12-501-007; 176-12-501-027

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.03
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that the neighborhood and general area of the subject site is in a state of transition from residential to non-residential uses. The subject site and immediately adjacent properties on the west side of Decatur Boulevard are designated for Business Employment and Public Use in the Master Plan. Rezoning the site from a residential use to a non-residential use is compatible with the goals and objectives of the Master Plan for this neighborhood. Reclassifying the site to an IP zone is in conformance with the Master Plan.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0480-99	Overhead power line through a portion of the site	Approved by PC	May 1999

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 & CG	Retail center, convenience store with gasoline sales, & undeveloped
South	Business Employment	RS20 & IP	Food processing facility (bakery) & undeveloped
East	Neighborhood Commercial	RS20	Single-family residential
West	Business Employment	RS20 & IL	Flood control detention basin

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

### Related Applications

Application Number	Request
UC-24-0655	A use permit with waivers and design reviews for public utility structures (battery energy storage system) is a companion item on this agenda.
VS-24-0654	A vacation and abandonment of easements is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. This site and the adjacent properties are planned for Business Employment uses in the Master Plan. Two of the adjacent properties are developed, 1 with a retail center with a convenience store zoned CG and the other with a food processing facility (bakery) zoned IP. To the east across Decatur Boulevard are existing single-family homes in an RS20 zoning district. Reclassifying the site to an IP zone is in conformance with the Master Plan and IP zoning would allow for land uses that are consistent and compatible with the existing and planned land uses on the properties abutting this site. Reclassifying the site to an IP zone will allow for development of commercial and light industrial uses, which supports Goal 5.1 of the Master Plan to encourage diversification of the economic base to enhance resilience. For these reasons, staff finds the request for the IP zone is appropriate for this location.

#### Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

#### Staff Recommendation

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

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

**TAB/CAC:**

**APPROVALS: 4 cards**

**PROTESTS: 4 cards**

**COUNTY COMMISSION ACTION:** January 8, 2025 – HELD – To 03/05/25 – per the applicant.

**APPLICANT:** GOLDSTRIKE GRID, LLC

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118







# Department of Comprehensive Planning Application Form

# 9A

ASSESSOR PARCEL #(s): 176-12-501-007

PROPERTY ADDRESS/ CROSS STREETS: S. Decatur Blvd. and W. Mardon Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

A 3.95-ac Battery Energy Storage System (BESS) unmanned Quasi-Public Utility Facility.

### PROPERTY OWNER INFORMATION

NAME: A Y B Investments LLC c/o David Neman  
ADDRESS: 10724 Wilshire Blvd., #1203  
CITY: Los Angeles STATE: CA ZIP CODE: 90024  
TELEPHONE: 213-798-4500 CELL \_\_\_\_\_ EMAIL: David@Nemanduo.com

### APPLICANT INFORMATION (must match online record)

NAME: Goldstrike Grid LLC c/o Eric Stoutenburg  
ADDRESS: 988 Howard Ave., Suite 200  
CITY: Burlingame STATE: CA ZIP CODE: 94010 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 650-521-1897 CELL \_\_\_\_\_ EMAIL: Eric.Stoutenburg@EolianEnergy.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Westwood Professional Services c/o Denny Peters  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 189237  
TELEPHONE: 702-284-5350 CELL 775-287-6887 EMAIL: Denny.Peters@Westwoodps.com

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

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

[Signature] DAVID NEMAN Alex Benjamin  
[Signature] RAMIN NEMAN 11/12/24  
Property Owner (Signature) Property Owner (Print) Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) ZC-24-0653 ACCEPTED BY RG  
PC MEETING DATE \_\_\_\_\_ DATE 11/14/24  
BCC MEETING DATE 1/8/25 FEES \$1,200  
TAB/CAC LOCATION Enterprise DATE 12/11/24

PLANNER  
COPY



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-12-501-027

PROPERTY ADDRESS/ CROSS STREETS: S. Decatur Blvd and W. Mardon Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

A 3.95-ac Battery Energy Storage System (BESS) unmanned Quasi-Public Utility Facility.

### PROPERTY OWNER INFORMATION

NAME: Goldstrike Grid LLC c/o Eric Stoutenburg  
ADDRESS: 988 Howard Ave., Suite 200  
CITY: Burlingame STATE: CA ZIP CODE: 94010  
TELEPHONE: 650-521-1897 CELL: \_\_\_\_\_ EMAIL: Eric.Stoutenburg@EolianEnergy.com

### APPLICANT INFORMATION (must match online record)

NAME: Goldstrike Grid LLC c/o Eric Stoutenburg  
ADDRESS: 988 Howard Ave., Suite 200  
CITY: Burlingame STATE: CA ZIP CODE: 94010 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 650-521-1897 CELL: \_\_\_\_\_ EMAIL: Eric.Stoutenburg@EolianEnergy.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Westwood Professional Services c/o Denny Peters  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 189237  
TELEPHONE: 702-284-5350 CELL: 775-287-6887 EMAIL: Denny.Peters@Westwoodps.com

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

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

Eric Stoutenburg  
Property Owner (Signature)\*

Goldstrike Grid, LLC  
Property Owner (Print)

07/08/2024  
Date

### DEPARTMENT USE ONLY

AC     AP     ET     PUDU     SN     UC     WS  
 ADR     AV     PA     SC     TC     VS     ZC  
 AG     DR     PUD     SDR     TM     WC    OTHER \_\_\_\_\_

APPLICATION # (S) ZC-24-0653

APPROVED BY RG

PC MEETING DATE \_\_\_\_\_

DATE 11/14/24

BC MEETING DATE 1/8/25

FEE \$ 1,200

PAID/AD LOCATION Enterprise

DATE 12/11/24

**PLANNER  
COPY**

APR-24-100850

October 22, 2024

Mr. Romeo Gumarang  
Principal Planner – Current Planning Division  
Clark County Comprehensive Planning  
500 S. Grand Central Pkwy.  
Box 551741  
Las Vegas, NV 89155-1741

Subject: Justification Letter - Rezone  
**Goldstrike Grid BESS Facility**  
APNs 176-12-501-007 and -027 (3.95 acres)  
S. Decatur Blvd. and W. Mardon Avenue  
Clark County, Nevada

Dear Mr. Gumarang:

Westwood Professional Services (WPS) represents the Applicant, Goldstrike Grid LLC, for the above-referenced project. On behalf of our client, we are respectfully requesting review and approval of this Rezone land use application.

The Applicant is proposing to construct a Battery Energy Storage System (BESS) facility on the two parcels comprising the subject site. Prior to construction and in conjunction with project permitting, a Parcel Map will be recorded to combine the two parcels into a single parcel. This unmanned facility will have no habitable structures and consist of numerous (up to 120) battery storage units and corresponding voltage transformers. These units will be positioned around and accessible from an on-site main drive aisle that provides fire and maintenance access. Access to the site will be gated. A typical battery storage unit resembles a small transport container positioned atop a concrete pad with an enclosure that is no more than 30-ft long, no more than 6-ft wide, and no taller than 8-ft in height. Additional project details are included in the Use Permit, Design Review, Waiver, and Vacation components of this land use application under separate justification letters.

BESS facilities are a rapid growing segment of the electric power renewable industry by providing stable power supply that can compensate for times of intermittent shortages. The land use activities and improvements of the facility will most closely resemble those of a typical power substation. The system operates by collecting electric energy from the nearby NV Energy substation during the evening hours and redistributing that stored energy back to the substation during the day or during off-peak hours as needed. The BESS functions automatically and once constructed, it is an unmanned facility with on-site vehicular traffic limited to routine maintenance visits (perhaps once monthly) and an occasional, but much less frequent repair visit. Accompanying the BESS equipment and situated in the northwest corner of the site will be an NV Energy built and operated small power transfer substation. This new substation will have its own access through the site and be directly connected, via overhead power lines, to the existing, full-format NV Energy substation located across the Union Pacific Railroad (UPRR) tracks to the northwest of the subject site (APN 176-12-501-031).

## **Rezone (ZC)**

The two subject parcels are currently zoned RS20: Residential Single-Family with minimum lot area of 20,000 square feet (see the Existing Zoning Exhibit EZ1). The land use activities proposed for this project are not allowed in the RS20 zone. However, the 2021 Clark County Master Plan has designated a Planned Land Use category of BE: Business Employment for these parcels (see the Planned Land Use Exhibit LU1). The BE Planned Land Use allows the IL: Industrial Light zoning district as a conforming zone. Since the IL zoning allows the project's proposed land use activities with a Use Permit, this application proposes a rezone for the subject parcels to the IL zoning (see the Proposed Zoning Exhibit PZ1).

**Justification:** The neighborhood and general area of the subject site is in a state of transition from residential to non-residential uses. As the Exhibit LU1 depicts, the subject site and immediately adjacent properties on the west side of Decatur Blvd. have the BE or PU: Public Use planned land use designations. This includes parcels west of the existing UPRR tracks and right-of-way, immediately west of the subject site. East of Decatur Blvd. and adjacent to the subject site, the properties fronting the boulevard have the NC: Neighborhood Commercial planned land use designation. Rezoning these two subject parcels from a residential use to a non-residential use is not emblematic of "spot zoning" and the change will be compatible with the goals and objectives of the County Master Plan for this neighborhood.

The current BE planned land use classification allows for four conforming zoning districts: the CP: Commercial Professional zone, the IP: Industrial Park zone, the PF: Public Facility zone, and the IL zoning being sought by this application. Looking at the existing zoning west of Decatur Blvd. in the vicinity of the subject site, there is an IP zoned parcel immediately south/southwest of the site. There is a CG: Commercial General zoned parcel immediately north/northeast of the subject site and, like the zoning sought for this project, the lands west of the UPRR right-of-way are zoned IL. Rezoning the subject site to IL is not only in conformance with the County Master Plan but is also highly compatible with the existing zoning in the area - especially the area west of Decatur Blvd. and adjacent to the UPRR tracks and right-of-way.

Of special note for the planned land uses and proposed project rezoning, the PU planned land use parcel to the northwest of the subject site (currently zoned PU) is a NV Energy power substation. As stated above, it is this facility that draws the proposed project to the subject site as it will be physically connected to the substation via overhead power lines traversing an easement across the UPRR right-of-way. However, since the project will be privately developed, a rezoning of PF: Public Facility is not appropriate in this case and the IL rezoning allows for the intended land use and is more compatible to the adjacent parcels east of the railroad.

## **Conclusion**

Overall, this project will be compatible with non-residential land uses and zoning present and developing in the neighborhood and in the greater Decatur Blvd. and Warm Springs Rd. area. Considered a cousin to modern renewable energy sources, once constructed this Battery Energy Storage System (BESS) will support and complement other nearby uses - such as the Switch facilities - as it will enhance the effectiveness of the existing electric power grid and can provide power under intermittent supply shortages. This BESS facility aligns with and supports NV Energy's goals for system resiliency by providing additional power resources as Clark County continues to grow. The development proposes to exceed code requirements for perimeter buffering with significant landscaping and higher than required block walls that will shield on-site facilities from public view. Aside from the requested waivers, the proposed improvements will meet Title 30 requirements, fully improve the project frontages of Decatur Blvd. and Mardon Ave., and satisfy many of the goals and policies of the Clark County Master Plan.

Thank you in advance for your thoughtful consideration of this application and please don't hesitate to contact me at (702) 284-5300 if you have any questions or need additional information.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Denny Peters, PE  
Sr. Project Manager



**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**VS-24-0654-GOLDSTRIKE GRID L, LLC:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Decatur Boulevard and Edmond Street (alignment), and a portion of right-of-way being Decatur Boulevard located between Warm Springs Road and Mardon Avenue within Enterprise (description on file). MN/rg/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
 176-12-501-007; 176-12-501-027

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

**BACKGROUND:**

**Project Description**

This request is for the vacation of an 8 foot wide patent easement on the south property line and 33 foot wide patent easements located along the west and north property lines on the eastern parcel, APN 176-12-501-007. Additionally, a 5 foot wide portion of right-of-way, a BLM right-of-way grant, and a construction easement along Decatur Boulevard are proposed to be vacated on APN 176-12-501-007. The vacation will accommodate detached sidewalks.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0480-99	Overhead power line through a portion of the site	Approved by PC	May 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 & CG	Retail center, convenience store with gasoline sales, & undeveloped
South	Business Employment	RS20 & IP	Food processing facility (bakery) & undeveloped
East	Neighborhood Commercial	RS20	Single-family residential
West	Business Employment	RS20 & IL	Flood control detention basin

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

### Related Applications

Application Number	Request
ZC-24-0653	A zone change to reclassify the site from RS20 to IP is a companion item on this agenda.
UC-24-0655	A use permit with waivers and design reviews for public utility structures (battery energy storage system) is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Mardon Avenue and associated spandrel;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.



**Building Department - Addressing**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS: 4 cards**

**PROTESTS: 3 cards**

**COUNTY COMMISSION ACTION:** January 8, 2025 – HELD – To 03/05/25 – per the applicant.

**APPLICANT:** GOLDSTRIKE GRID, LLC

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118

**DRAFT**





# Department of Comprehensive Planning Application Form

# 10A

ASSESSOR PARCEL #(s): 176-12-501-027

PROPERTY ADDRESS/ CROSS STREETS: S. Decatur Blvd. and W. Mardon Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

A 3.95-ac Battery Energy Storage System (BESS) unmanned Quasi-Public Utility Facility.

### PROPERTY OWNER INFORMATION

NAME: Goldstrike Grid LLC c/o Eric Stoutenburg  
ADDRESS: 988 Howard Ave., Suite 200  
CITY: Burlingame STATE: CA ZIP CODE: 94010  
TELEPHONE: 650-521-1897 CELL \_\_\_\_\_ EMAIL: Eric.Stoutenburg@EolianEnergy.com

### APPLICANT INFORMATION (must match online record)

NAME: Goldstrike Grid LLC c/o Eric Stoutenburg  
ADDRESS: 988 Howard Ave., Suite 200  
CITY: Burlingame STATE: CA ZIP CODE: 94010 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 650-521-1897 CELL \_\_\_\_\_ EMAIL: Eric.Stoutenburg@EolianEnergy.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Westwood Professional Services c/o Denny Peters  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 189237  
TELEPHONE: 702-284-5350 CELL 775-287-6887 EMAIL: Denny.Peters@Westwoodps.com

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

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

*Eric Stoutenburg*

Property Owner (Signature)\*

Goldstrike Grid, LLC  
Property Owner (Print)

07/08/2024  
Date

### DEPARTMENT USE ONLY

- |                              |                             |                              |                               |                             |  |                             |
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APPLICATION # (s) VS-24-0654

PC MEETING DATE \_\_\_\_\_

BCC MEETING DATE 1/8/25

TAB/CAC LOCATION Enterprise

DATE 12/11/24

ACCEPTED BY PG

DATE 11/14/24

FEES \$1,200

PLANNED COPY



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-12-501-007

PROPERTY ADDRESS/ CROSS STREETS: S. Decatur Blvd. and W. Mardon Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

A 3.95-ac Battery Energy Storage System (BESS) unmanned Quasi-Public Utility Facility.

### PROPERTY OWNER INFORMATION

NAME: A Y B Investments LLC c/o David Neman

ADDRESS: 10724 Wilshire Blvd., #1203

CITY: Los Angeles

STATE: CA

ZIP CODE: 90024

TELEPHONE: 213-798-4500

CELL \_\_\_\_\_

EMAIL: David@Nemanduo.com

### APPLICANT INFORMATION (must match online record)

NAME: Goldstrike Grid LLC c/o Eric Stoutenburg

ADDRESS: 988 Howard Ave., Suite 200

CITY: Burlingame

STATE: CA

ZIP CODE: 94010

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 650-521-1897

CELL \_\_\_\_\_

EMAIL: Eric.Stoutenburg@EolianEnergy.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Westwood Professional Services c/o Denny Peters

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # 189237

TELEPHONE: 702-284-5350

CELL 775-287-6887

EMAIL: Denny.Peters@Westwoodps.com

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

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

*[Signature]*  
Property Owner (Signature)

DAVID NEMAN  
RAMIN NEMAN  
Property Owner (Print)

11/12/24  
Date

### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |  |                             |
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| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC            | OTHER _____                 |

APPLICATION # (s) VS-24-0654

PC MEETING DATE \_\_\_\_\_

BCC MEETING DATE 11/8/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY RG

DATE 11/14/24

FEES \$1,200

DATE 12/11/24

**20**

LANNER COPY

APR-24-100850

October 22, 2024

Mr. Romeo Gumarang  
Principal Planner – Current Planning Division  
Clark County Comprehensive Planning  
500 S. Grand Central Pkwy.  
Box 551741  
Las Vegas, NV 89155-1741

Subject: Justification Letter - Vacation: Public ROW/Easement and Patent Easement  
**Goldstrike Grid BESS Facility**  
APNs 176-12-501-007 and -027 (3.95 acres)  
S. Decatur Blvd. and W. Mardon Avenue  
Clark County, Nevada

Dear Mr. Gumarang:

Westwood Professional Services (WPS) represents the Applicant, Goldstrike Grid LLC, for the above-referenced project. On behalf of our client, we are respectfully requesting review and approval of this Vacation land use application.

The Applicant is proposing to construct a Battery Energy Storage System (BESS) facility on the two parcels comprising the subject site. Prior to construction and in conjunction with project permitting, a Parcel Map will be recorded to combine the two parcels into a single parcel. This unmanned facility will have no habitable structures and consist of numerous (up to 120) battery storage units and corresponding voltage transformers. These units will be positioned around and accessible from an on-site main drive aisle that provides fire and maintenance access. Access to the site will be gated. A typical battery storage unit resembles a small transport container positioned atop a concrete pad with an enclosure that is no more than 30-ft long, no more than 6-ft wide, and no taller than 8-ft in height (see Special Use Permit and Design Review below).

BESS facilities are a rapid growing segment of the electric power renewable industry by providing stable power supply that can compensate for times of intermittent shortages. The land use activities and improvements of the facility will most closely resemble those of a typical power substation. The system operates by collecting electric energy from the nearby NV Energy substation during the evening hours and redistributing that stored energy back to the substation during the day or during off-peak hours as needed. The BESS functions automatically and once constructed, it is an unmanned facility with on-site vehicular traffic limited to routine maintenance visits (perhaps once monthly) and an occasional, but much less frequent repair visit. Accompanying the BESS equipment and situated in the northwest corner of the site will be an NV Energy built and operated small power transfer substation. This new substation will have its own access through the site and be directly connected, via overhead power lines, to the existing, full-format NV Energy substation located across the Union Pacific Railroad (UPRR) tracks to the northwest of the subject site (APN 176-12-501-031). To disguise the facility and

hide the battery storage units from public view, additional landscaping and extra tall perimeter block walls are proposed (see Waiver of Development Standards below).

As outlined above, the project is comprised of two parcels and situated in the northwest corner of W. Mardon Avenue and S. Decatur Boulevard – south the W. Warm Springs Road. Parcel #1 (176-12-501-027) is 1.99 acres - vacant and undeveloped - and currently accessed via Mardon Ave. public rights-of-way and existing BLM Patent Easements. Parcel #2 (176-12-501-007) is 1.96-acres, also vacant and undeveloped, and accessed via both Mardon Ave. and Decatur Blvd. Parcel #2 is currently encumbered by a BLM Patent Easement with portions thereof, and a 5-ft strip of existing public right-of-way along Decatur Blvd. to be Vacated per this application (see Vacation below). With off-site improvements that will fully improve the north half of Mardon Ave, additional public right-of-way will be dedicated along the Parcel #2 frontage with that street.

### **Vacation (VS)**

The Vacation element of this application includes the request to vacate a portion of an existing BLM Patent Easement and a strip of public right-of-way (ROW). Both vacations are illustrated on the Vacation Exhibit V1. Legal descriptions and exhibits of the areas to be vacated, along with the originating documents of record, are included in this application.

For the patent easement vacation, the existing BLM Patent Easement under consideration encumbers project Parcel #2, the easterly project parcel (APN 176-12-501-007), and was originally reserved in 1958 as Patent No. 1186976 per OR240:194528. The justification for this proposed vacation is that: 1) Parcel #2 of the subject site already has full public access to roadways and utilities via the existing Decatur Blvd. frontage, and 2) Parcel #1 of the development has direct access to the existing Mardon Ave. cul-de-sac ROW, and 3) the development proposes to dedicate and construct a 25-ft wide public ROW along the Parcel #2 project frontage with Mardon Ave., which will complete this segment of Mardon Ave. This project will record a Parcel Map that combines Parcels #1 and #2 into a single parcel at the time of construction permitting – further enforcing the justification of this patent easement vacation request.

The public ROW area to be vacated is a 5-ft wide strip along the west side of Decatur Blvd. and adjacent to the east boundary of project Parcel #2. More precisely, there are three 60-ft wide public land possession rights on the west side of Decatur Blvd. along the project frontage lying under this targeted 5-ft wide strip. As Exhibit V1 illustrates, the first established public right on the west half of Decatur Blvd. was a 1991 BLM ROW Grant N-52343 per OR910327:00989. Following the BLM grant, a Construction Easement for roadway and public utilities was granted to Clark County in April of 2003 over the same west 60-ft of Decatur Blvd. per original document OR20030509:02199. Lastly, the same west 60-ft of Decatur Blvd. was deeded to Clark County in October of 2003 per OR20031003:03049. While it is likely the 2003 public ROW deed is the superseding and the higher order public land title position for the west 60-ft of Decatur Blvd., a recent title report for the subject parcels indicates both grants and the deed are active exceptions and rights. Therefore, to be certain, this application proposes the 5-ft vacation be applicable to all three land title positions along this corridor. To justify this proposed vacation, the west 5-ft of these grants and the deed must be vacated to meet Clark County Public Works requirements so that the 5-ft sidewalk component of the future half-street improvements (required to be constructed by this development along the Decatur Blvd. frontage) will reside outside of public ROW.

**Conclusion**

Overall, this project will be compatible with non-residential land uses and zoning present and developing in the neighborhood and in the greater Decatur Blvd. and Warm Springs Rd. area. Considered a cousin to modern renewable energy sources, once constructed this Battery Energy Storage System (BESS) will support and complement other nearby uses – such as the Switch facilities – as it will enhance the effectiveness of the existing electric power grid and can provide power under intermittent supply shortages. This BESS facility aligns with and supports NV Energy’s goals for system resiliency by providing additional power resources as Clark County continues to grow. The development proposes to exceed code requirements for perimeter buffering with significant landscaping and higher than required block walls that will shield on-site facilities from public view. Aside from the requested waivers, the proposed improvements will meet Title 30 requirements, fully improve the project frontages of Decatur Blvd. and Mardon Ave., and satisfy many of the goals and policies of the Clark County Master Plan.

Thank you in advance for your thoughtful consideration of this application and please don’t hesitate to contact me at (702) 284-5300 if you have any questions or need additional information.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Denny Peters, PE  
Sr. Project Manager





PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-24-0655-GOLDSTRIKE GRID, LLC:**

**HOLDOVER USE PERMIT** for a public utility structures (battery energy storage system).  
**WAIVER OF DEVELOPMENT STANDARDS** for increased structure height.  
**DESIGN REVIEW** for a public utility structure on 4.03 acres in an IP (Industrial Park) Zone.

Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise. MN/rg/kh (For possible action)

---

RELATED INFORMATION:

**APN:**  
176-12-501-007; 176-12-501-027

**WAIVER OF DEVELOPMENT STANDARDS:**  
Increase proposed utility pole height to 74 feet where 50 feet is the maximum height allowed per Section 30.02.18D (a 48% increase).

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

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

- Site Address: N/A
- Site Acreage: 4.03
- Project Type: Public utility structure
- Pole Height (feet): 74
- Sustainability Required/Provided: 7/3

**Site Plan**

The plan depicts the public utility structures to be constructed on the site consisting of a battery energy storage system with accessory structures and uses. Access to the site is from Mardon Avenue. A total of 120 battery structures are provided throughout the site. A control enclosure will be housed at the northwest quadrant of the site to monitor the battery systems on the site. A utility pole is proposed at the northwest corner of the site along with an NV Energy equipment area. In the southwest corner of the site, a maintenance area is proposed. A decorative perimeter wall measuring 10 feet in height is proposed around the perimeter, which does meet the height requirement for walls within the front setback of Title 30. Although parking is not required for this type of development, the site depicts 3 loading spaces, an ADA parking space and a standard parking stall as the site will be accessed for maintenance only.

Landscaping

A detached sidewalk with a 5 foot deep landscape strip on each side of the sidewalk will be provided along Decatur Boulevard. A detached sidewalk will also be provided along Mardon Avenue with a 5 foot deep landscape strip on the street side of the sidewalk and a 10 foot deep landscape strip between the perimeter wall and the back of sidewalk. A 15 foot wide buffer and screening consisting of evergreen trees and decorative block wall is provided along the north boundary of the easternmost parcel (APN 176-12-501-007). The landscape materials and spacing complies with Code and the Southern Nevada Regional Plant List.

Elevations

The elevations depict the control enclosure will measure 10 feet in height with a dimension of 14 feet wide and 45 feet in length. A battery energy storage system will group 2 battery structures together for a total width of 12 feet 4 inches. The length of each battery structure will not exceed 30 feet and the height will be 8 feet. A 74 foot tall utility pole will be located on to the site and transmission lines will extend west to an existing utility pole. A request for a waiver has been requested by the applicant to allow the maximum structure height for the utility pole.

Floor Plan

The plan depicts the control enclosure will contain control and relay panels. The plan does not depict any office as the site will be unmanned.

Applicant's Justification

The applicant states they are proposing to construct a Battery Energy Storage System (BESS) facility on the subject site which currently comprises of 2 parcels. Prior to construction and in conjunction with the project permit review, a parcel map will be recorded to combine the 2 parcels into a single parcel. The site will be an unmanned facility which will house no habitable structures and consists primarily with battery storage units and corresponding transformers. The BESS facilities are a rapid growing segment of the electric power renewable industry by providing stable power supply that can compensate for times of intermittent shortages. The land use activities and improvements of the facility closely resemble a typical power substation. The site will house a system that will collect electric energy from the nearby NV Energy substation, located across the railroad tracks to the west under APN 176-12-501-031. A proposed utility pole will be constructed and operated by NV Energy within the substation portion of this development. The pole height is needed to allow for the power lines from the project to adequate traverse the adjacent UPRR tracks to the existing NV Energy substation. The pole height is needed so that power lines are safely above all anticipated railroad traffic.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0480-99	Overhead power line through a portion of the site	Approved by PC	May 1999

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	RS20 & CG	Retail center, convenience store with gasoline sales, & undeveloped
South	Business Employment	RS20 & IP	Food processing facility (bakery) & undeveloped
East	Neighborhood Commercial	RS20	Single-family residential
West	Business Employment	RS20 & IL	Flood control detention basin

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-24-0653	A zone change to reclassify the site from RS20 to IP zone is a companion item on this agenda.
VS-24-0654	A vacation and abandonment of patent easements and right-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning Use Permit**

A special use permit is considered on a case-by-case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Section 30.03.08B.6.iii(a)(1) requires a special use permit for public utility buildings and structures if any specified conditions cannot be met. In this case, the proposed development includes the construction of a 74 foot high utility pole which is visible from streets and residential development. The utility pole is visible from Decatur Boulevard and Mardon Avenue as well as the nearby residential development located east of the subject site. The battery storage comprises of lithium battery for storage of energy. The proposed Public Utility Structure (Battery Energy Storage System or BESS) is not compatible with the surrounding uses and could pose a risk to public health, safety, and general welfare. The facility could also impact railroad operations in the event of an emergency. Therefore, staff cannot support this use permit.

### Waiver of Development Standards

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

The maximum structure height for the proposed IP (Industrial Park) zone is 50 feet. The proposed maximum height for the utility pole is 74 feet, a 24 feet over the maximum height allowed by Code however, other utility poles in the vicinity are of equal height. Additionally, other public utility sites throughout Clark County are enclosed by an 8 foot to 10 foot block wall to adequately screen and protect such facilities. Thus, the height of the wall with the proposed landscaping is acceptable to staff. However, since staff does not support the special use permit request, staff cannot support this request.

### Design Review

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

The proposed development is designed similar to other public utility facilities with perimeter walls and landscaping. Additionally, an existing NV Energy facility is located on the southeast corner of Warm Springs Road and Edmond Street, across the Union Pacific Railroad tracks to the west. The proposed 74 foot high utility pole exceeds the requirement of the IP (Industrial Park) zoning district for the maximum structure height of 50 feet but is compatible with other utility poles in the area. The proposed development has a sustainable score of 3 out of 7 for a non-residential development, and this score is common for a development of this type. However, since staff cannot support the use permit, staff cannot support this request.

### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

### **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Mardon Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Blvd improvement project;
- 90 days to record said separate document for the Decatur Blvd improvement project;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a

"Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

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

**TAB/CAC:**

**APPROVALS: 3 cards**

**PROTESTS: 3 cards, 1 letter**

**COUNTY COMMISSION ACTION:** January 8, 2025 – HEND – To 03/05/25 – per the applicant.

**APPLICANT:** GOLDSTRIKE GRID, LLC

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118



# Department of Comprehensive Planning Application Form

# 11A

ASSESSOR PARCEL #(s): 176-12-501-027

PROPERTY ADDRESS/ CROSS STREETS: S. Decatur Blvd. and W. Mardon Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

A 3.95-ac Battery Energy Storage System (BESS) unmanned Quasi-Public Utility Facility.

### PROPERTY OWNER INFORMATION

NAME: Goldstrike Grid LLC c/o Eric Stoutenburg  
ADDRESS: 988 Howard Ave., Suite 200  
CITY: Burlingame STATE: CA ZIP CODE: 94010  
TELEPHONE: 650-521-1897 CELL \_\_\_\_\_ EMAIL: Eric.Stoutenburg@EolianEnergy.com

### APPLICANT INFORMATION (must match online record)

NAME: Goldstrike Grid LLC c/o Eric Stoutenburg  
ADDRESS: 988 Howard Ave., Suite 200  
CITY: Burlingame STATE: CA ZIP CODE: 94010 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 650-521-1897 CELL \_\_\_\_\_ EMAIL: Eric.Stoutenburg@EolianEnergy.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Westwood Professional Services c/o Denny Peters  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 189237  
TELEPHONE: 702-284-5350 CELL 775-287-6887 EMAIL: Denny.Peters@Westwoodps.com

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

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

*Eric Stoutenburg*  
Property Owner (Signature)\*

Goldstrike Grid, LLC  
Property Owner (Print)

07/08/2024  
Date

### DEPARTMENT USE ONLY

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

APPLICATION # UC/WS/PR-24-0655

ACCEPTED BY RG

PC MEETING DATE \_\_\_\_\_

DATE 11/14/24

BCF MEETING DATE 1/8/25

FEES \$1,800

FAB FAC LOCATION Enterprise

DATE 12/11/24

PLANNER  
COPY



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-12-501-007

PROPERTY ADDRESS/ CROSS STREETS: S. Decatur Blvd. and W. Mardon Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

A 3.95-ac Battery Energy Storage System (BESS) unmanned Quasi-Public Utility Facility.

### PROPERTY OWNER INFORMATION

NAME: A Y B Investments LLC c/o David Neman

ADDRESS: 10724 Wilshire Blvd., #1203

CITY: Los Angeles

STATE: CA

ZIP CODE: 90024

TELEPHONE: 213-798-4500

CELL \_\_\_\_\_

EMAIL: David@Nemanduo.com

### APPLICANT INFORMATION (must match online record)

NAME: Goldstrike Grid LLC c/o Eric Stoutenburg

ADDRESS: 988 Howard Ave., Suite 200

CITY: Burlingame

STATE: CA

ZIP CODE: 94010

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 650-521-1897

CELL \_\_\_\_\_

EMAIL: Eric.Stoutenburg@EolianEnergy.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Westwood Professional Services c/o Denny Peters

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # 189237

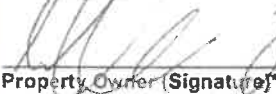
TELEPHONE: 702-284-5350

CELL 775-287-6887

EMAIL: Denny.Peters@Westwoodps.com

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

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

  
Property Owner (Signature)\*

DAVID NEMAN  
DAVID NEMAN  
Property Owner (Print)

Miller Benjamin  
11/12/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC/WS/DR-24-0655

ACCEPTED BY RG

PC MEETING DATE

DATE 11/14/24

BCC MEETING DATE 11/8/25

FEES \$1,800

TAB/CAC LOCATION Enterprise

DATE 12/11/24

PLANNED  
COPY



APR-24-100850

November 13, 2024

Mr. Romeo Gumarang  
Principal Planner – Current Planning Division  
Clark County Comprehensive Planning  
500 S. Grand Central Pkwy.  
Box 551741  
Las Vegas, NV 89155-1741

Subject: Justification Letter - Land Use Application: Use Permit, Design Review, and Waiver  
**Goldstrike Grid BESS Facility**  
APNs 176-12-501-007 and -027 (3.95 acres)  
S. Decatur Blvd. and W. Mardon Avenue  
Clark County, Nevada

Dear Mr. Gumarang:

Westwood Professional Services (WPS) represents the Applicant, Goldstrike Grid LLC, for the above-referenced project. On behalf of our client, we are respectfully requesting review and approval of this Land Use application consisting of a Special Use Permit, Design Review, and Waiver of Development Standards. Note this project also has complementary applications submitted for Rezoning (from RS20 to IL-Industrial Light) and Vacations (for public right-of-way and patent easements).

The Applicant is proposing to construct a Battery Energy Storage System (BESS) facility on the two parcels comprising the subject site. Prior to construction and in conjunction with project permitting, a Parcel Map will be recorded to combine the two parcels into a single parcel. This unmanned facility will have no habitable structures and consist of numerous (up to 120) battery storage units and corresponding voltage transformers. These units will be positioned around and accessible from an on-site main drive aisle that provides fire and maintenance access. Access to the site will be gated. A typical battery storage unit resembles a small transport container positioned atop a concrete pad with an enclosure that is no more than 30-ft long, no more than 6-ft wide, and no taller than 8-ft in height (see Special Use Permit and Design Review below).

BESS facilities are a rapid growing segment of the electric power renewable industry by providing stable power supply that can compensate for times of intermittent shortages. The land use activities and improvements of the facility will most closely resemble those of a typical power substation. The system operates by collecting electric energy from the nearby NV Energy substation during the evening hours and redistributing that stored energy back to the substation during the day or during off-peak hours as needed. The BESS functions automatically and once constructed, it is an unmanned facility with on-site vehicular traffic limited to routine maintenance visits (perhaps once monthly) and an occasional, but much less frequent repair visit. Accompanying the BESS equipment and situated in the northwest corner of the site will be an NV Energy built and operated small power transfer substation. This new substation will have its own access through the site and be directly connected, via overhead power lines, to the

existing, full-format NV Energy substation located across the Union Pacific Railroad (UPRR) tracks to the northwest of the subject site (APN 176-12-501-031). To disguise the facility and hide the battery storage units from public view, additional landscaping and 10-ft. tall perimeter block walls are proposed.

As outlined above, the project is comprised of two parcels and situated in the northwest corner of W. Mardon Avenue and S. Decatur Boulevard – south the W. Warm Springs Road. Parcel #1 (176-12-501-027) is 1.99 acres - vacant and undeveloped - and currently accessed via Mardon Ave. public rights-of-way and existing BLM Patent Easements. Parcel #2 (176-12-501-007) is 1.96-acres, also vacant and undeveloped, and accessed via both Mardon Ave. and Decatur Blvd. Required off-site improvements will fully improve the project fronting west side of Decatur Blvd. and the north half of Mardon Ave.

### **Special Use Permit (UC)**

As described above, the BESS facility most closely resembles a power utility substation. Table 30.03-1 of Title 30 lists Public Utility Structure as an allowed use permitted with conditions under the IL zone district. The use regulations for Public and Quasi-Public Uses in Code Section 30.03.08B.6.iii Public Utility Buildings and Structures further define the conditions applicable to this project. These include:

1. Code Section 30.03.08B.6.iii.(a)(1): Requirement that public utility buildings and structures are “Not visible from streets or residential development.” This project includes the construction of a 74-ft utility pole in the NV Energy substation area positioned in the northwest corner of the site. NV Energy will install this pole under separate permit, but the pole will be visible from nearby streets and residential developments.
2. Code Section 30.03.08B.6.iii.(a)(2): Requirement that public utility buildings and structures are “Screened with enhanced walls and landscaping.” The project proposes 10-ft perimeter block walls along all project boundaries and at the front entrance area around the Mardon Ave. cul-de-sac. Along the Decatur Blvd. project street frontage, a 5-ft wide landscape strip is proposed on each side of the proposed 5-ft wide detached concrete sidewalks – together constituting 15-ft wide buffering areas behind the proposed street curblines per Code Section 30.04.01.7. Along the project street frontage of Mardon Ave., a 5-ft wide landscape strip is proposed behind the curb and in front of the proposed 5-ft wide detached concrete sidewalk. Behind the sidewalk, a 10-ft wide landscape strip is proposed in front of the perimeter block wall. These features generate a 20-ft wide buffering area behind the proposed street curblines. Along the northeast project boundary, adjacent to the existing CG zoned parcel, a 15-ft wide landscape buffer and 10-ft tall block wall is proposed to conform to landscape buffering and screening requirements of Code Section 30.04.02 for industrial zoning adjacent to commercial zoning.

### **Design Review (DR)**

Per Code Section 30.06.05B, a Design Review application is required in conjunction with the Rezone and Special Use Permit applications. To fulfill the Design Review application requirements, the following plans are provided in this application:

- a. A Site Plan with Vicinity Map and Parking Analysis (see included Site Plan SP1).
- b. A preliminary Landscape Planting Plan (see included L1.01 plan).
- c. A Preliminary Grading Plan with Grading Cross-sections and Perimeter Detail

- sections (see included GP1 And GP2 plans).
- d. A drawing depicting the dimensions of a typical BESS unit (see included PLAN-1 exhibit);
  - e. A drawing depicting the dimensions and construction of a typical Controls Enclosure unit (see included PLAN-2 exhibit); and
  - f. A schematic plan and profile drawing of the proposed 74-ft tall utility pole with descriptive details added indicative of a typical pole (see included PP-01 exhibit).

Note that the Site Plan provides for five on-site parking spaces where none is required. Even though the facility will be unmanned, the County Fire Department requested that the fire access route (main drive aisle) remain clear during site visitations and facility maintenance activities. Therefore, the spaces are provided for those contingencies - including three loading spaces, one standard space, and one accessible space. Additional considerations for the development include:

1. The development proposes to not pave the on-site access routes and parking spaces. Acknowledgement from the Clark County Division of Air Quality was sought and received for a to allow an exception to the requirement for on-site paving. The project proposes to have the main access drive aisle, the NV Energy access route, and the on-site parking spaces constructed of compacted aggregate base material with a dust suppressing palliative (emulsifying) coating applied. An email from Ms. Anna Sutowska of the Air Quality Division was received on October 10, 2024, that confirmed on-site paving would not be required for the proposed development. A printed version of this email is included with this application.
2. Parcel #1 (APN 176-12-501-027) of the development is subject to Clark County CC&Rs that impose certain deed restrictions on the property. Acknowledgement from the Clark County Department of Aviation (DOA) was sought and received for clarification and stipulations of possible deed modifications needed to remedy any relevant deed restrictions. Per an October 8, 2024, correspondence and CMA Eligibility Review received from Ms. Kim Ono of the Department of Aviation, the proposed use is compatible with the current CC&Rs and the parcel does not require a deed modification for the development. The CMA Eligibility Review document from DOA Real Property Management is included with this application.
3. As the project Site Plan depicts, there is no trash enclosure proposed for the development. Acknowledgement from Republic Services was sought and received for an exception to a required trash collection service for this unmanned facility. A letter from Mr. John Parquette of Republic Services memorializing this exception was received on October 2, 2024, and is included with this application; and
4. The subject site encroaches into the Harry Reid International Airport Airspace zone and the proposed utility pole requires an approved FAA Form 7460-1 construction notice. A previously acquired FAA Form 7460-1 was obtained for the subject site in 2019 for this same BESS facility and is included with the application at this time. An update has been requested from the FAA for this current application and will be forwarded to County Planning when available.
5. County code Section 30.04.05J requires new development to comply with the minimum required number of options for Sustainability per development type. The Applicant is requesting that this requirement, per provisions included in code Section 30.04.05B "Applicability" be reconsidered as part of the Design Review application. This is needed because the proposed development - with no proposed

structures, no on-site paving, and no on-site sidewalks - does not include the types of typical “Non-residential” site improvements adequate to qualify for the seven (7) points of sustainability measures listed in code Section 30.04.05J. The Sustainability Checklist that coincides with this code section lists twenty (20) options through which a development can achieve sustainability points. As a “Non-residential” development, the code requires this project to achieve at least seven (7) points. However, of the 20 options, only three (3) options are applicable to proposed improvements/project. Thus, the project cannot approach an amount close to the total number of required measures. The project proposes no structures and ten (10) of the 20 sustainability options are only applicable to structures. The project proposes no on-site paving or sidewalks and four (4) of the 20 sustainability options are only applicable to these types of improvements. The existing site is vacant and void of significant Mojave Native plants, thereby eliminating two (2) more of the 20 sustainability options. Once constructed, the site is unmanned and will have no regular or daily visitor or employee traffic, so provision for electric bicycles is another sustainability measure the development cannot reasonably meet. Omitting these seventeen (17) options on the Sustainability Checklist leaves just three potentially applicable sustainability measures that this project can attempt to provide and per the Sustainability Checklist submitted with this application, the project can be assigned only three (3) total points. Therefore, since this project does not fit the mold nor provide improvements of a typical non-residential development, the Applicant is asking for this code requirement to be reconsidered in the Design Review.

### **Waiver of Development Standards (WS)**

To develop the subject site as proposed, the Applicant is requesting approval of the following Waiver of Development Standards.

Waiver Request: Maximum Structure Height

Code Section: Section 30.02.19B of the Clark County Title 30 Unified Development Code

Required: The maximum structure height is limited to 50-ft in the IL-Industrial Light zone.

Requested: The Applicant is requesting a waiver of this Development Standard to allow for a 74-ft tall utility pole proposed in the NV Energy sub-station proposed in the northwest area of the subject site.

Justification: The proposed utility pole will be constructed and operated by NV Energy within the sub-station portion of this development. The pole height is needed to allow for the power lines from the project to adequately traverse the adjacent UPRR tracks to the existing NV Energy sub-station located northwest of the project. The pole height is needed so that power lines are safely above all anticipated railroad traffic – this height clearance is 41-ft above the tracks with an additional 2-ft added for a buffer. Exhibit PP-01 is included with this application providing preliminary depictions of the plan view and profile elevation of this pole and associated power lines in relation to the existing UPRR tracks. While the pole design will reflect NV Energy standards, PP-01 includes a schematic drawing of the proposed pole with descriptions for typical pole construction. More specific engineering drawings will be provided with project and sub-station component improvement plans. It is worth noting that if the proposed zoning for this project was IH-Industrial Heavy instead of the IL-Industrial Light zone, the maximum allowable structure height would be 75-ft and this waiver would not be needed.

## Conclusion

Overall, this project will be compatible with non-residential land uses and zoning present and developing in the neighborhood and in the greater Decatur Blvd. and Warm Springs Rd. area. Considered a cousin to modern renewable energy sources, once constructed this Battery Energy Storage System (BESS) will support and complement other nearby uses – such as the Switch facilities – as it will enhance the effectiveness of the existing electric power grid and can provide power under intermittent supply shortages. This BESS facility aligns with and supports NV Energy’s goals for system resiliency by providing additional power resources as Clark County continues to grow. The development proposes to exceed code requirements for perimeter buffering with significant landscaping and higher than required block walls that will shield on-site facilities from public view. Aside from the requested waiver, the proposed improvements will meet Title 30 requirements, fully improve the project frontages of Decatur Blvd. and Mardon Ave., and satisfy many of the goals and policies of the Clark County Master Plan.

Thank you in advance for your thoughtful consideration of this application and please don’t hesitate to contact me at (702) 284-5300 if you have any questions or need additional information.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Denny Peters, PE  
Sr. Project Manager

PLANNER  
COPY



**PUBLIC HEARING**

**ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**

**HOLDOVER ZONE CHANGE** to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action)

**RELATED INFORMATION:**

**APN:**

177-09-403-023; 177-09-403-026 through 177-09-403-029

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 110 E. Windmill Lane & 8075 Rancho Destino Road
- Site Acreage: 3.89
- Existing Land Use: Single family residences & undeveloped parcels

**Applicant's Justification**

The applicant indicates the properties are currently zoned CP and reclassifying the properties to the CG zoning district will better align with the commercial development that will service the neighboring properties. The zone change is justified because the current zoning does not allow for the type of development, such as shops and services, that is needed in this area. The Master Plan identifies the properties as being suitable for Neighborhood Commercial (NC) and proposed reclassification to CG will allow for the type of development that is needed in this area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0756-01 (ET-0218-04)	First extension of time for a zone change to CRT to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	August 2004
ZC-0756-01	Reclassified the site to a CRT zone to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du.ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CP	Single-family residential

**Related Applications**

Application Number	Request
WS-24-0673	A waiver of development standards and design review for a commercial development is a companion item on this agenda.
VS-24-0672	A vacation and abandonment of easements is a companion item on this agenda.
TM-24-500146	A tentative map for a commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The properties are planned Neighborhood Commercial (NC) which are areas intended for a mix of retail, restaurant, offices, service commercial, and other professional services. Reclassifying the properties to a CG zone is in conformance with the Master Plan and would allow for development that is compatible with the area that would serve the abutting residential development. East of the site on the north and south sides of Windmill Lane between Rancho Destino Road and Amigo Street are currently 9 parcels that are zoned CG. The reclassification of this site to CG would be a continuation of an existing trend in this area. Approval of this request would comply with Policy 6.1.2 of the Master Plan which encourages planning for a mix of residential and non-residential uses to support a balance of jobs and housing within the Las Vegas Valley. For these reasons, staff finds the request for CG is appropriate for this location.

**Staff Recommendation**

Approval

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



**PRELIMINARY STAFF CONDITIONS:**

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that there are active septic permits on APN 177-09-403-026 and APN 177-09-403-029; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0502-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS: 1 card**

**PROTESTS: 1 card**

**COUNTY COMMISSION ACTION:** January 8, 2025 – HELD – To 01/22/25 – per the applicant.

**COUNTY COMMISSION ACTION:** January 22, 2025 – HELD – To 03/05/25 – per the applicant.

**APPLICANT: PHILLIP REGESKI**

**CONTACT: PHILLIP REGESKI, 1740 DELL RANGE BOULEVARD, SUITE H-454, CHEYENNE, WY 82009**





# Department of Comprehensive Planning Application Form

# 12A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

### DETAILED SUMMARY PROJECT DESCRIPTION

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Construct parking onsite. Complete a zone change; a design review; and a final map.

### PROPERTY OWNER INFORMATION

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC  
ADDRESS: 10016 NETHERTON DRIVE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134  
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

### APPLICANT INFORMATION (must match online record)

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC  
ADDRESS: 10016 NETHERTON DRIVE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: PHILLIP REGESKI, P.E. PROJECT MANAGER  
ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454  
CITY: CHEYENNE STATE: WY ZIP CODE: 82009 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 307-757-5070 CELL 307-757-5070 EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

*Kenn Matonovich*  
Property Owner (Signature)\*

KENNETH MATONOVICH  
Property Owner (Print)

3/19/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) 2C-24-0671

ACCEPTED BY *[Signature]*

PC MEETING DATE \_\_\_\_\_

DATE 11/18/24

BCC MEETING DATE 1/8/25

FEES \$1,200

TAB/CAC LOCATION enterprise

DATE 12/11/24

2C

24-1102578



JUSTIFICATION LETTER FOR ZONE CHANGE

APR-24-100578

ONE-LOT COMMERCIAL SUBDIVISION

AP 177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

November 1, 2024

Clark County Development Services  
Clark County Comprehensive Planning  
Clark County, Nevada

INTRODUCTION

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

ZONE CHANGE

The current zoning of this property is Commercial Professional (CP). It is proposed to be revised to General Commercial (CG) to better align with commercial development that will service the neighborhood properties. The proposed change is justified because the current zoning does not allow for the type of development that is needed in this area. The county's master plan identifies this property as being suitable for Neighborhood commercial and the proposed zoning classification of CG will allow for the development of this type of project.

Please call (307-757-5070) or email ([pregeski@engalliance.com](mailto:pregeski@engalliance.com)) me with any questions or concerns.

Respectfully,

Phillip Regeski, P.E.

Project Engineer of Record.

File: JUSTIFICATION LETTER – ZONE CHANGE.pdf  
174.1 zone change justification letter 11-1-24.docx

**PUBLIC HEARING**

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

**VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/sd/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

177-09-403-023; 177-09-403-026 through 177-09-403-029

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 3 foot wide to 33 foot wide patent easements on portions of the subject parcels. In addition, the plans also depict the vacation of 5 feet of a right-of-way for Haven Street and Rancho Destino Road. The applicant states these easements are no longer needed for the development of the property and the vacation of right-of-way will allow for the installation of detached sidewalks.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0756-01 (ET-0218-04)	First extension of time for a zone change to CRT to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	August 2004
ZC-0756-01	Reclassified the site to CRT zoning to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CP	Single-family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0673	Commercial development with waivers of development standards for landscaping, parking, residential adjacency, and an attached sidewalk is a companion item on this agenda.
ZC-24-0671	A zone change from CP to CG is a companion item on this agenda.
TM-24-500146	A tentative map for a commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project. 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 1 card**

**COUNTY COMMISSION ACTION:** January 8, 2025 – HELD – To 01/22/25 – per the applicant.

**COUNTY COMMISSION ACTION:** January 22, 2025 – HELD – To 03/05/25 – per the applicant.

**APPLICANT: PHILLIP REGESKI**

**CONTACT: PHILLIP REGESKI, CHEYENNE, 1740 DELL RANGE BOULEVARD, SUITE H-454, CHEYENNE, WY 82009**







# Department of Comprehensive Planning Application Form

# 13A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

### DETAILED SUMMARY PROJECT DESCRIPTION

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Construct parking onsite. Complete a zone change; a design review; and a final map.

### PROPERTY OWNER INFORMATION

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC  
ADDRESS: 10016 NETHERTON DRIVE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134  
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

### APPLICANT INFORMATION (must match online record)

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC  
ADDRESS: 10016 NETHERTON DRIVE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: PHILLIP REGESKI, P.E. PROJECT MANAGER  
ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454  
CITY: CHEYENNE STATE: WY ZIP CODE: 82009 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 307-757-5070 CELL 307-757-5070 EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

*Kenn Matonovich*  
Property Owner (Signature)\*

KENNETH MATONOVICH  
Property Owner (Print)

3/19/24  
Date

### DEPARTMENT USE ONLY

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

APPLICATION # 15-24-0672

ACCEPTED BY *[Signature]*

PERMITTING DATE 1/8/25

DATE 11/18/24

BCC MEETING DATE 1/8/25

FEES \$1,200

TAB CAC LOCATION emp/pt/isc

DATE 12/11/24

VAC



JUSTIFICATION LETTER FOR ZONE CHANGE

APR-24-100578

ONE-LOT COMMERCIAL SUBDIVISION

AP 177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

November 1, 2024

Clark County Development Services  
Clark County Comprehensive Planning  
Clark County, Nevada

INTRODUCTION

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

ZONE CHANGE

The current zoning of this property is Commercial Professional (CP). It is proposed to be revised to General Commercial (CG) to better align with commercial development that will service the neighborhood properties. The proposed change is justified because the current zoning does not allow for the type of development that is needed in this area. The county's master plan identifies this property as being suitable for Neighborhood commercial and the proposed zoning classification of CG will allow for the development of this type of project.

Please call (307-757-5070) or email ([pregeski@engalliance.com](mailto:pregeski@engalliance.com)) me with any questions or concerns.

Respectfully,

Phillip Regeski, P.E.

Project Engineer of Record.

File: JUSTIFICATION LETTER – ZONE CHANGE.pdf  
174.1 zone change justification letter 11-1-24.docx

**PUBLIC HEARING**

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

**WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking lot landscaping; 2) reduce buffering and screening; 3) increase maximum parking; 4) reduce drive-thru distance to properties subject to residential adjacency, and 5) allow an attached sidewalk.

**DESIGN REVIEW** for a commercial development on 3.89 acres in a CG (General Commercial) Zone.

Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

177-09-403-023; 177-09-403-026 through 177-09-403-029

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking lot landscaping finger islands and trees where required per Section 30.04.01D.
2. Reduce the width of the landscape buffer adjacent to a less intense district to 10 feet where 15 feet is required per Section 30.04.02C (a 33% reduction).
3. Allow 192 parking spaces where 78 parking spaces are required and a maximum of 90 parking spaces is permissible per Section 30.04.04D.
4. Reduce the distance from a drive-thru to properties subject to residential adjacency to 190 feet where 200 feet is required per 30.04.06E (a 5% reduction).
5. Allow an attached sidewalk on Windmill Lane where a detached sidewalk is required per Section 30.04.08C.

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 110 E. Windmill Lane & 8075 Rancho Destino Road
- Site Acreage: 3.89
- Project Type: Commercial development
- Number of Stories: 1
- Building Height (feet): 32

- Square Feet: 27,422
- Parking Required/Provided: 78/192
- Sustainability Required/Provided: 7/7

### Site Plans

The plans depict a new commercial retail center on 5 different parcels located on the north side of Windmill Lane between Haven Street and Rancho Destino Road. Currently, there are 2 existing single-family residential homes on 2 of the parcels. The existing home adjacent to Haven Street will be demolished due to poor conditions and the existing home adjacent to Rancho Destino Road will remain and be remodeled to accommodate commercial uses. Access to the site is from 1 driveway that is centrally located on Windmill Lane. Pedestrian pathways are shown from Windmill Lane and between the buildings. A total of 6 commercial buildings are shown from Windmill Lane and between the buildings. A total of 6 commercial buildings are proposed, including the converted residence, with a mixture of both retail and restaurants. The 3 buildings closest to Windmill Lane show drive-thru lanes. The drive-thru lanes for the central and eastern buildings are buffered from the north by the retail buildings, while the drive-thru lane for the western building is only partially buffered from the residential properties to the north. 2 buildings are along the north, 15 foot setback from the property line, and the converted residence is on the west side of the property line. A total of 192 parking spaces are provided where 78 parking spaces are required and a maximum of 90 parking spaces are permissible. Along Windmill Lane is an existing attached sidewalk that the applicant is requesting to remain.

### Landscaping

The plans depict landscaping along Windmill Lane, Rancho Destino Road, and Haven Street. Both Haven Street and Rancho Destino Road will have detached sidewalks with landscape strips on both sides of the detached sidewalk. A 10 foot wide landscape strip is shown along Windmill Lane. The plans depict interior parking lot landscaping; however, several landscape islands have not been provided for every 6 parking spaces and the number of required trees short of current Code requirements. The landscape buffer along the north property line is 10 feet where 15 feet is required.

### Elevations

The plans depict commercial buildings that vary in height from 22 feet to 32 feet. The buildings' exterior depicts a stucco finish with stone veneer columns, stone materials, pitched roofline and parapet walls, glazed storefront windows, and metal canopies. The commercial buildings incorporate horizontal articulation with variation in roofline, and changes in texture, materials, surface colors, and columns.

### Floor Plans

Buildings A and B are proposed retail and restaurant spaces. Buildings C, D, and E are proposed restaurants with drive-thrus. Building F, which is the dwelling that will be converted, shows office spaces, but the applicant indicates this building may be for retail as well.

### Applicant's Justification

The applicant states the commercial site is justified on this parcel because it will be developed with shops and services that are essential to the adjacent residential neighborhoods. The home adjacent to Haven Street will be demolished because it is in poor condition. The home adjacent

to Rancho Destino Road will remain because it is in very good condition and can be remodeled to accommodate a commercial use. The reduction of parking lot landscaping is due to the design being done under the prior version of Title 30 and the reduced width of the landscape buffer adjacent to the RNP area to the north can be justified because it is comparable to other projects that exist in the area. The request for 192 parking spaces where a maximum of 90 parking spaces are permissible is because some of the buildings could potentially become restaurants. The drive-thrus will have very little effect on the residential areas to the north. The existing attached sidewalk on Windmill Lane was constructed by the County.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0756-01 (ET-0218-04)	First extension of time for a zone change to CRT to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	August 2004
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**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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West	Neighborhood Commercial	CP	Single-family residential

**Related Applications**

Application Number	Request
ZC-24-0671	A zone change from CP to CG is a companion item on this agenda.
VS-24-0672	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.
TM-24-500146	A tentative map for a commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

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

#### Waiver of Development Standards #1

Staff cannot support the request to reduce parking lot landscaping as proposed. The applicant is asking to increase the allowable number of parking spaces and numerous areas have more than 6 spaces without trees. The purpose of parking lot landscaping is to reduce the urban heat island. With no mitigation proposed, staff cannot support this request.

#### Waiver of Development Standards #2

Staff cannot support the waiver of development standards to reduce the width of the required landscape buffer to the RNP area to the north. The 15 foot width is required to provide more separation between buildings and residential properties and to ensure the landscaping within the buffer has sufficient space to grow successfully to reduce any negative impacts on the existing residential uses. Staff finds the applicant can redesign the site to accommodate a 15 foot wide landscape buffer, and therefore cannot support this request.

#### Waiver of Development Standards #3

Staff cannot support the waiver of development standards to increase the parking above the maximum of 15%. The intent is to reduce the amount of hardscape that contributes to heat island effect. The parking analysis requires 78 parking spaces and the applicant is requesting to increase that number to 192 parking spaces. With a maximum of 15% above the minimum amount required would be 90 parking spaces. Staff finds the parking for the proposed commercial center is excessive, and therefore staff cannot support this request.

#### Waiver of Development Standards #4

Staff can support the request to reduce the residential adjacency for a drive-thru to less than 200 feet. Building C has a drive-thru that begins adjacent to Haven Street and is 190 feet away from the residential properties to the north. While the other 2 drive-thru buildings will be buffered by the on-site retail buildings, Building C will only partially be buffered. Therefore, for these reasons staff can support this request.

#### Design Review

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

The design of the buildings is appropriate for the site, but the overall site design is dependent upon numerous waivers that staff cannot support. Therefore, staff cannot support the proposed design review.

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

#### Waiver of Development Standards #5

Staff cannot support the request to not install detached sidewalks along Windmill Lane. Although attached sidewalks exist in the area, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic. With the redevelopment of the site, staff finds that it is imperative to provide the detached sidewalks.

### **Staff Recommendation**

Approval of waiver of development standards #4; denial of waivers of development standards #1 through #3 and #5, and the design review.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project; 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that there are active septic permits on APN 177-09-403-026 and APN 177-09-403-029; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0502-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS: 1 card**

**PROTESTS: 2 cards**

**COUNTY COMMISSION ACTION:** January 8, 2025 – HELD – To 01/22/25 – per the applicant.

**COUNTY COMMISSION ACTION:** January 22, 2025 – HELD – To 03/05/25 – per the applicant.

**APPLICANT: PHILLIP REGESKI**

**CONTACT: PHILLIP REGESKI, CHEYENNE, 1740 DELL RANGE BOULEVARD, SUITE H-454, CHEYENNE, WY 82009**





# Department of Comprehensive Planning Application Form

# 14A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

### DETAILED SUMMARY PROJECT DESCRIPTION

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a Driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Construct parking onsite. Complete a zone change; a design review; and a final map.

### PROPERTY OWNER INFORMATION

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC  
ADDRESS: 10016 NETHERTON DRIVE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134  
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

### APPLICANT INFORMATION (must match online record)

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC  
ADDRESS: 10016 NETHERTON DRIVE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: PHILLIP REGESKI, P.E. PROJECT MANAGER  
ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454  
CITY: CHEYENNE STATE: WY ZIP CODE: 82009 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 307-757-5070 CELL 307-757-5070 EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

*Kenn Matonovich*  
Property Owner (Signature)\*

KENNETH MATONOVICH  
Property Owner (Print)

3/19/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0623  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 1/8/25  
TAB/CAC LOCATION enterprise

ACCEPTED BY \_\_\_\_\_  
DATE 1/18/24  
FEES \$1,300

DATE 12/11/24



JUSTIFICATION LETTER FOR ZONE CHANGE

APR-24-100578

ONE-LOT COMMERCIAL SUBDIVISION

AP 177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

November 1, 2024

Clark County Development Services  
Clark County Comprehensive Planning  
Clark County, Nevada

INTRODUCTION

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

DESIGN REVIEW.

The planning inclusion of the DESIGN REVIEW is justified and needed in two ways for this project.

First, the parcel has two existing single family homes on the property. The home adjacent to Haven Street will be demolished because it is in poor condition. The home adjacent to Rancho Destino Street will remain, because it is in very good condition and can be remodeled to accommodate a commercial use.

The DESIGN REVIEW, therefore, is required to revise the residence into a commercial building.

Second, the future development of the one-lot commercial subdivision can have a variety of buildings included in the final design. The first-floor elevations of each building could have a difference of greater than 18" above or below the adjacent existing neighboring buildings. The DESIGN REVIEW is justified to address the future building elevations and the general design of each building and the layout of the entire site.

Please note that the developer expects to construct each building as shown for commercial leasing.

SITE PLAN

The site plan is included to address the onsite design and the offsite design. Please note the following.

## PARKING

The developer expects to develop the site to accommodate approximately half of the buildings as restaurants and/or fast foods (1 parking space per 150 sf, 14,942 sf.), and half as retail sales (1 parking space per 350 sf, 12,480 sf.).

The parking spaces required for the food service is 100 spaces.

The parking spaces required for retail is 36 spaces.

The total required parking spaces is 136. The spaces provided is 192 spaces.

The structural site plan (S-1) and the Site Plan (C1) shows the onsite parking and the calculations of the parking spaces provided.

## WAIVER OF DEVELOPMENT STANDARDS

### NORTH PROPERTY LINE BUFFER LANDSCAPING AREA

The Clark County code requires a 15' landscape area adjacent to the north property line. The intense buffer area (as shown on FIG. 30.64-12) is required because the existing property, north of the north property line, is currently zoned as residential. And one of the parcels is currently constructed as a single family home property. The developer is asking that this be reduced to a 10 foot landscape area. The justification for the reduction is that the other developments proposed, or constructed, along Windmill have 10 foot landscape areas for that buffer area.

Please call (307-757-5070) or email ([pregeski@engalliance.com](mailto:pregeski@engalliance.com)) me with any questions or concerns.

Respectfully,

Phillip Regeski, P.E.

Project Engineer of Record.

File: 174.1 justification letter 8-25-24.docx  
justification letter-WS DR.pdf



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

**TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**

**HOLDOVER TENTATIVE MAP** consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone.

Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

177-09-403-023; 177-09-403-026 through 177-09-403-029

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8075 Rancho Destino Road & 110 E. Windmill Lane
- Site Acreage: 3.89
- Project Type: Commercial
- Number of Lots/Units: 1

The plans depict a 1 lot commercial subdivision located on the north side of Windmill Lane between Haven Street and Rancho Destino Road. Five separate parcels will be merged into 1 commercial subdivision.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0756-01 (ET-0218-04)	First extension of time for a zone change to CRT to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	August 2004
ZC-0756-01	Reclassified the site to CRT zoning to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du.ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CP	Single-family residential

### Related Applications

Application Number	Request
WS-24-0673	Commercial development with waivers of development standards for landscaping, parking, residential adjacency, and an attached sidewalk is a companion item on this agenda.
VS-24-0672	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.
ZC-24-0671	A zone change from CP to CG is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project. 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

- No comment.

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

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

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

**COUNTY COMMISSION ACTION:** January 8, 2025 – HELD – To 01/22/25 – per the applicant.

**COUNTY COMMISSION ACTION:** January 22, 2025 – HELD – To 03/05/25 – per the applicant.

**APPLICANT:** PHILLIP REGESKI

**CONTACT:** PHILLIP REGESKI, 1740 DELL RANGE BOULEVARD, SUITE H-454,  
CHEYENNE, WY 82009







# Department of Comprehensive Planning Application Form

# 15A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

**DETAILED SUMMARY PROJECT DESCRIPTION**

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Construct parking onsite. Complete a zone change; a design review; and a final map.

**PROPERTY OWNER INFORMATION**

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC  
 ADDRESS: 10016 NETHERTON DRIVE  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89134  
 TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

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

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC  
 ADDRESS: 10016 NETHERTON DRIVE  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

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

NAME: PHILLIP REGESKI, P.E. PROJECT MANAGER  
 ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454  
 CITY: CHEYENNE STATE: WY ZIP CODE: 82009 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 307-757-5070 CELL 307-757-5070 EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

<i>Kenn Matonovich</i> _____ *Property Owner (Signature)*	KENNETH MATONOVICH _____ Property Owner (Print)	3/19/24 _____ Date
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DEPARTMENT USE ONLY:

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

APPLICATION # (s) <u>tm-24-500/46</u>	ACCEPTED BY <u>[Signature]</u>
PC MEETING DATE _____	DATE <u>11/12/24</u>
BCC MEETING DATE <u>1/8/25</u>	FEES <u>\$ 750</u>
TAB/CAC LOCATION <u>Enterprise</u>	DATE <u>12/11/24</u>

**JUSTIFICATION LETTER  
ONE-LOT COMMERCIAL SUBDIVISION**

177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

September 10, 2024

Clark County Development Services  
Clark County Comprehensive Planning  
Clark County, Nevada**INTRODUCTION**

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

**TENTATIVE MAP**

The map, and included sheets, are all part of the overall Tentative map.

Sheet T1 is the map plan view. It shows the proposed layout of the site as a one-lot commercial subdivision. A one-lot subdivision is justified because it provides the options to further subdivide the map with RECORD OF SURVEYS. This will allow the final design of the commercial area to fit the needs of the adjacent neighborhoods.

Sheet T2 shows the property sections at the north, south, east and west property lines. This shows how the developed site will conform to the adjacent parcels.

Sheet T3 shows that the property is currently split into 5 separate parcels (177-09-403-027, 177-09-403023, 177-09-403-026, 177-09-403-028, 177-09-403-029). The separate parcels will be reverted to one parcel and the separation lot lines will be eliminated.

Sheet T4 shows the landscaping that will be installed as part of the offsite improvements associated with the project.

**ZONE CHANGE**

The current zoning of this property is Commercial Professional (CP). It is proposed to be revised to General Commercial (CG) to better align with commercial development that will service the neighborhood properties. The proposed change is justified because the current zoning does not allow for the type of development that is needed in this area. The county's master plan

03/05/25 BCC AGENDA SHEET

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**ZC-25-0043-PARAMOUNT NA, LLC:**

**ZONE CHANGE** to reclassify 2.67 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the northwest corner of Arville Street and Rush Avenue within Enterprise (description on file). JJ/mc (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-30-401-005

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

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

- Site Address: N/A
- Site Acreage: 2.67
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant requests to rezone the subject parcel from RS20 to RS3.3, and states that north and west of the subject site are developed properties zoned RS3.3. A 21 lot single-family residential subdivision is planned for the property. According to the applicant, the request for RS3.3 zoning is appropriate due to the presence of the adjacent subdivision which is zoned RS3.3. In addition, the requested RS3.3 zoning conforms to the corresponding land use category, MN (Mid-Intensity Suburban Neighborhood), of the subject parcel. The applicant also states that as urban areas expand, in-fill development becomes crucial for optimizing land use and minimizing urban sprawl.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped
East	Open Lands	RS20 (NPO-RNP)	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-25-500008	A tentative map for a 21 lot single-family residential subdivision is a companion item on this agenda.
WS-25-0044	A waiver for street landscaping, wall height, and a detached sidewalk is a companion item on this agenda.
VS-25-0045	A vacation and abandonment of patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. There is a 94 lot subdivision zoned RS3.3 (Residential Single-Family 3.3) adjacent to the subject site to the north and west, which was approved in August 2020. In addition, there are multiple existing RS3.3 zoned subdivisions located throughout the surrounding area, including a 126 lot subdivision, which is approximately 700 feet east of the subject site. The request for RS3.3 zoning is compatible with these recent approvals for single-family residential subdivisions in the nearby area. The proposed development complies with Goal 1.1 of the Master Plan, which is to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 of the Master Plan, which encourages a mix of housing options, product types, and unit sizes. For these reasons, staff finds the request for the RS3.3 (Residential Single-Family 3.3) Zone is appropriate for this location.

**Department of Aviation**

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

**Staff Recommendation**  
Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Department of Aviation**

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

### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0467-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CIMARRON SPRING DEUX, LLC

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





# Department of Comprehensive Planning Application Form

# 16A

ASSESSOR PARCEL #(s): 177-30-401-005

PROPERTY ADDRESS/ CROSS STREETS: Arville & Rush

### DETAILED SUMMARY PROJECT DESCRIPTION

Submitting for a tentative map, waiver development standards, and a design review for a proposed 2.67 gross acre, 21-lot single family residential subdivision.

### PROPERTY OWNER INFORMATION

NAME: PARAMOUNT NA L L C  
ADDRESS: 11452 Opal Springs Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702-513-8135 CELL \_\_\_\_\_ EMAIL: dariushimani@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC  
ADDRESS: 11452 Opal Springs Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-513-8135 CELL \_\_\_\_\_ EMAIL: dariushimani@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

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

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

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

Shawn Barashy Shawn Barashy 11/9/2024  
Property Owner (Signature)\* Property Owner (Print) Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) 20-25-0043  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 03/05/2025  
TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY NJM  
DATE 1-13-25  
FEES \$ 1200

DATE 02/12/2025



## TANEY ENGINEERING

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

November 6, 2024

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

**Re: Arville & Rush  
APR-24-101273  
APN: 177-30-401-005  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Imani Dariush, is respectfully submitting justification a Zone Boundary Amendment in support of a proposed 2.67 gross acre, 21-lot single-family residential subdivision. A separate request has been submitted for a Tentative Map, Waiver of Development Standards, and Design Reviews.

### **Property Information**

The subject site is 2.67 gross acres and located south of Rush Avenue and west of Arville Street. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 7.86 dwelling units per acre. The lots range in size from 3,395 square feet to 4,729 square feet, with an average lot size of 3,692 square feet. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood).

### **Zone Boundary Amendment**

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

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

In addition to addressing the immediate needs of the community, this proposed amendment signifies a forward-thinking approach to zoning decisions. The compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region. The Zone Boundary Amendment prioritizes the optimization of the subject parcels within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.





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

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian". The ink is black and the signature is fluid and connected.

Susan Florian  
Land Planner



**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**VS-25-0045-PARAMOUNT NA, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue and Frias Avenue, and between Cameron Street and Arville Street within Enterprise (description on file). JJ/mh/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
 177-30-401-005

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide patent easements along the north and west sides of the site, and a 3 foot wide patent easement along the south side of the site. The applicant states the patent easements are no longer necessary due to the development on the site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped
East	Open Lands	RS20 (NPO-RNP)	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0043	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0044	Waivers of development standards and a design review for a single-family residential subdivision is a companion item on this agenda.
TM-25-500008	A tentative map for a 21 lot single-family residential subdivision is a companion item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

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

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

### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 30 feet to the back of curb for Rush Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

### **Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

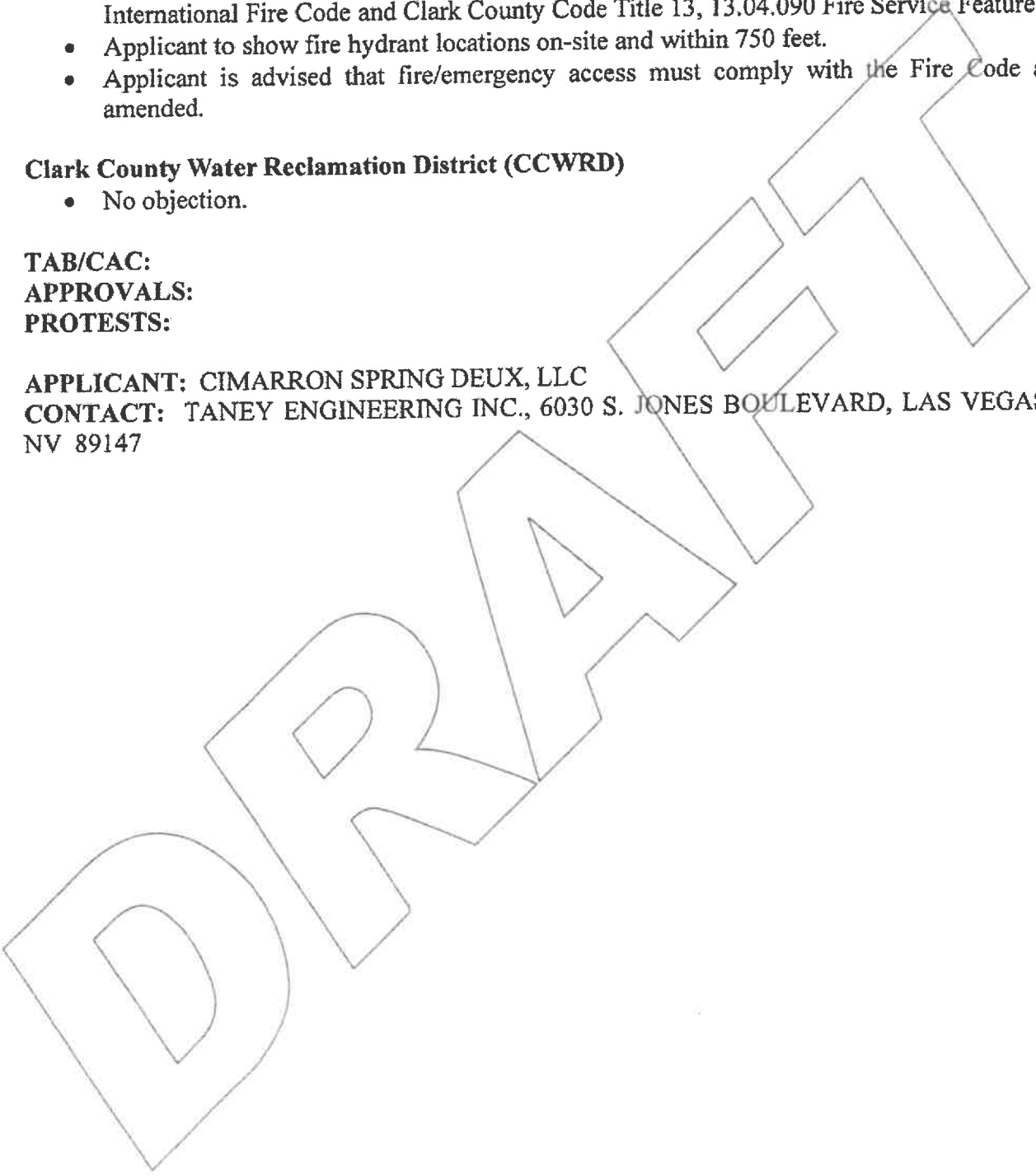
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: CIMARRON SPRING DEUX, LLC**

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







# Department of Comprehensive Planning Application Form

# 17A

ASSESSOR PARCEL #(s): 177-30-401-005

PROPERTY ADDRESS/ CROSS STREETS: Arville & Rush

### DETAILED SUMMARY PROJECT DESCRIPTION

Submitting for a tentative map, waiver development standards, and a design review for a proposed 2.67 gross acre, 21-lot single family residential subdivision.

### PROPERTY OWNER INFORMATION

NAME: PARAMOUNT NA L L C  
ADDRESS: 11452 Opal Springs Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702-513-8135 CELL \_\_\_\_\_ EMAIL: dariushimani@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC  
ADDRESS: 11452 Opal Springs Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-513-8135 CELL \_\_\_\_\_ EMAIL: dariushimani@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

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

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

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

DocuSigned by:  
Shawn Barashy Shawn Barashy 11/9/2024  
Property Owner (Signature)\* Property Owner (Print) Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-25-0045  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 03/05/2025  
TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY NM  
DATE 1-13-25  
FEES \$ 1200.

DATE 02/12/2025



## TANEY ENGINEERING

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

January 3, 2025

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

**Re: Arville & Rush  
APR-24-101273  
APN: 177-30-401-005  
Justification Letter**

To whom it may concern:

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

### **Patent Easement Vacation**

This request is to vacate 33-foot-wide portions of patent easements located along the north and west property boundaries and a 3-foot wide portion of patent easement located on the south property boundaries of APN: 177-30-401-005.

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

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

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

Sincerely,

Susan Florian  
Land Planner





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Sincerely,

Susan Florian  
Land Planner

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03/05/25 BCC AGENDA SHEET

**PUBLIC HEARING**

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

**WS-25-0044-PARAMOUNT NA, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following. 1) eliminate street landscaping; 2) increase retaining wall height; and 3) allow an attached sidewalk.

**DESIGN REVIEW** for a proposed single-family residential subdivision on 2.67 acres in an RS3.3 Zone.

Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-30-401-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping along Rush Avenue where a 10 foot wide landscape strip is required per Section 30.04.01D.
2.
  - a. Increase retaining wall height to 5 feet along the north property line where 3 feet is the maximum allowed per Section 30.04.03C (a 67% increase).
  - b. Increase retaining wall height to 7 feet along the east property line where 3 feet is the maximum allowed per Section 30.04.03C (a 133% increase).
3. Allow an attached sidewalk along Rush Avenue where a detached sidewalk is required per Section 30.04.08C.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.67
- Project Type: Single-family residential development
- Number of Lots/Units: 21
- Density (du/ac): 7.87
- Minimum/Maximum Lot Size (square feet): 3,395/4,729
- Number of Stories: 2
- Building Height (feet): 29 (maximum)
- Square Feet: 1,804 (minimum)/2,601 (maximum)

Site Plans

The plans depict a single-family residential development consisting of 21 residential lots and 2 common lots on 2.67 acres with a density of 7.87 dwelling units per gross acre. The lots range in size from 3,395 square feet to 4,729 square feet, with lots measuring 27 feet to 52 feet wide and 79 feet to 106 feet long. Lots 1 through 14 of the subdivision are accessed from Arville Street to the east via a 44 foot wide private street that culminates in a hammerhead design. Lots 15 through 21 are accessed directly from Rush Avenue, which is a local street. A 5 foot wide attached sidewalk is shown along the north side of the private street for Lots 1 through 6. The cross section shows a 4.21 foot high retaining wall along the northern portion of the site, and a maximum 6.73 foot high retaining wall along the eastern portion of the site along Arville Street.

Landscaping

A 15 foot wide landscape area with a 5 foot wide detached sidewalk is proposed along Arville Street, consisting of large trees, shrubs, and groundcover. An attached sidewalk with no street landscaping is proposed along Rush Avenue, while Title 30 requires 6 large trees to be planted along Rush Avenue.

Elevations & Floor Plans

The elevations and floor plans show 6 different floor plan models with 6 possible exterior designs for the homes. All models are 2 stories tall, range in height from 26 feet to 29 feet, and consist of painted stucco, variable rooflines, window accents and recessing, covered rear patios, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown. The models shown range in size from 1,804 square feet up to 2,601 square feet, and include garage, porch, and optional spaces, spread across 2 stories. Each model has 3 to 5 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, and flex rooms customizable for offices, lofts, or additional bedrooms. All homes have garage space for 2 cars with space for 2 additional cars in the driveway.

Applicant's Justification

The applicant states the request to eliminate street landscaping along Rush Avenue is to ensure that the lots fronting Rush Avenue will not be impaired by the sight visibility zones. The applicant is also requesting to increase retaining wall height along the north property to 5 feet, and along the east property line to 7 feet to ensure adequate drainage.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped
East	Open Lands	RS20 (NPO-RNP)	Undeveloped

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

**Related Applications**

Application Number	Request
ZC-25-0043	A zone change from RS20 to RS3.3 is a companion item on this agenda.
VS-25-0045	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500008	A tentative map for a 21 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

Waiver of Development Standards #1

Title 30 requires a 10 foot wide landscape strip behind an attached sidewalk. The request to eliminate street landscaping along Rush Avenue is inconsistent with Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect by reducing the footprint of hardscaped areas to reduce heat absorption by exterior surfaces. Staff finds that the request to eliminate street landscaping along Rush Avenue is a self-imposed hardship that will adversely affect the proposed development and the surrounding area. Therefore, staff cannot support this request.

Waiver of Development Standards #2

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

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff has no objection to the architectural designs of the proposed residences, which are compatible with existing residences in the area. However, since staff is not supporting the waivers of development standards and the tentative map, staff cannot support the design review.

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

#### Waiver of Development Standards #3

Staff cannot support the request to not install detached sidewalks along Rush Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

### **Department of Aviation**

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

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 30 feet to the back of curb for Rush Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks along Arville Street will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### **Department of Aviation**

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

### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0467-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** CIMARRON SPRING DEUX, LLC  
**CONTACT:** TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147







# Department of Comprehensive Planning Application Form

# 18A

ASSESSOR PARCEL #(s): 177-30-401-005

PROPERTY ADDRESS/ CROSS STREETS: Arville & Rush

### DETAILED SUMMARY PROJECT DESCRIPTION

Submitting for a tentative map, waiver development standards, and a design review for a proposed 2.67 gross acre, 21-lot single family residential subdivision.

### PROPERTY OWNER INFORMATION

NAME: PARAMOUNT NA L L C  
ADDRESS: 11452 Opal Springs Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702-513-8135 CELL \_\_\_\_\_ EMAIL: dariushimani@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC  
ADDRESS: 11452 Opal Springs Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-513-8135 CELL \_\_\_\_\_ EMAIL: dariushimani@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

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

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

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

Shawn Barashy Shawn Barashy 11/9/2024  
Property Owner (Signature)\* Property Owner (Print) Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS/DR-25-0044

ACCEPTED BY NM

PC MEETING DATE \_\_\_\_\_

DATE 1-13-25

BCC MEETING DATE 03/05/2025

FEES \$ 1300

TAB/CAC LOCATION ENTERPRISE DATE 02/12/2025



# TANEY ENGINEERING

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

January 7, 2025

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

**Re: Arville & Rush  
APR-24-101273  
APN: 177-30-401-005  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Imani Dariush, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.67 gross acre, 21-lot single-family residential subdivision.

### **Proposed Single-Family Residential Subdivision**

The subject site is 2.67 gross acres and located south of Rush Avenue and west of Arville Street. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 7.86 dwelling units per acre. The lots range in size from 3,395 square feet to 4,729 square feet, with an average lot size of 3,692 square feet. The site is currently zoned RS 20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Residential Single Family 3.3).

Rush Avenue and Arville Street will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. Lots 1-14 will be accessed via a 44-foot-wide private street that terminates in a hammerhead. Lots 15-21 will be fronting Rush Avenue with 30" modified roll curb and gutter.

A 15-foot landscape buffer, with a detached 5-foot sidewalks, will be provided along Arville Street.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
South (Undeveloped)	CN (Compact Neighborhood up to 18 du/ac)	Residential Single-Family 20 (RS20)



East (Undeveloped)	OL (Open Lands)	Residential Single-Family 20 (RS20)
West (Developed)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)

**Waiver of Development Standards – Street Landscaping**

This request seeks to waive Section 30.04.01(D)(7)(i) to allow for no landscaping along lots 15-21 fronting Rush Avenue. We are proposing 15-foot street landscaping on Arville Street, located to the east of the development. This is so that the lots that are fronting Rush Avenue will not be impaired by the sight visibility zones. The total frontage of Rush Avenue is 286.15 feet and subtracting the driveways is totals up to 174.15 that would require 6 trees. The fee-in-lieu would be 5,718 dollars.

**Waiver of Development Standards – Detached Sidewalks**

This request is to waive Section 30.04.08 (5)(ii)(a) requiring detached sidewalks along Rush Avenue. This development is instead proposing attached sidewalks along the frontage of Rush Avenue. This is for lots 15-21. Arville Street will still have the detached sidewalks with the 15 feet of landscaping.

**Waiver of Development Standards – Excess Fill**

This request is for a waiver to allow for an excess fill of 4.21 to the north and 3.01 to the east feet within 5 feet of shared property line, where a 3-foot maximum is allowed per Section 30.04.06(F)(1). The Cross Sections call out 4.21 and 3.01 but we are asking for 4.5 as a buffer. The excess fill is needed for lot 1 to ensure adequate drainage of the lots.

**Waiver of Development Standards – Wall Height**

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 4.21 -foot-high retaining wall along the entire north property boundary of lot 1, a 6.73 retaining wall along the east property boundary, we are asking a 5- foot retaining wall for the north side and a 7-foot retaining wall along the entire east side where 3 is allowed. The Cross Sections is showing 4.21 feet, and 6.73 feet but we are asking extra. The increase in height is necessary so that the site maintains adequate drainage.

**Design Review – Architecture**

This request is for a design review for 6 architectural floor plans and elevations. The one to two-story detached single-family homes range from 1,804 square feet to 2,601 square feet in size. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Boxwood (Edward)	L17E	1,804	2 story	27'-3 1/2"	2 car garage



Hibiscus (Elizabeth)	L19E	1,913	2 story	26'-3 1/2"	2 car garage
Wintergreen	L941	2,011	2 story	28'-9 1/4"	2 car garage
Birch (Lawson)	L609	2,321	2 story	27'-11"	2 car garage
Laurel II	L950	2,385	2 story	27'-1"	2 car garage
ASH	L260	2,601	2 story	26'-1"	2 car garage

Plan Name	Plan Number	Architectural Features
Boxwood (Edward)	L17E	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Balcony</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Hibiscus (Elizabeth)	L19E	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Wintergreen	L941	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p>



		<ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Birch (Lawson)	L609	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> <li>- Stone Veneer</li> </ul>
Laurel II	L950	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
ASH	L260	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul>



		<ul style="list-style-type: none"><li>- Stucco Window Trim</li></ul> Right Elevation: <ul style="list-style-type: none"><li>- Variable Roof line</li><li>- Window Trim</li></ul> Left Elevation: <ul style="list-style-type: none"><li>- Variable Roof line</li><li>- Window Trim</li></ul>
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We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian  
Land Planner

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-25-500008-PARAMOUNT NA, LLC:**

**TENTATIVE MAP** consisting of 21 single-family residential lots and common lots on 2.67 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-30-401-005

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.67
- Project Type: Single-family residential development
- Number of Lots/Units: 21
- Density (du/ac): 7.87
- Minimum/Maximum Lot Size (square feet): 3,395/4,729

**Project Description**

The plans depict a single-family residential development consisting of 21 residential lots and 2 common lots on 2.67 acres with a density of 7.87 dwelling units per gross acre. The minimum and maximum lot sizes are 3,395 square feet and 4,729 square feet, respectively. Lots 1 through 14 of the subdivision are accessed from Arville Street to the east via a 44 foot wide private street with a 5 foot wide sidewalk on the north side that culminates in a hammerhead design. Lots 15 through 21 are accessed directly from Rush Avenue, which is a local street. A 15 foot wide landscape area with detached sidewalks is proposed along Arville Street, while an attached sidewalk with no landscaping is proposed along Rush Avenue. The street landscaping along Arville Street consists of large trees, shrubs, and groundcover.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Open Lands	RS20 (NPO-RNP)	Undeveloped

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

### Related Applications

Application Number	Request
ZC-25-0043	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0044	Waivers of development standards and a design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0045	A vacation and abandonment of patent easements is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

Staff finds that a radius cul-de-sac would be a more suitable design than a hammerhead for the proposed subdivision since it offers a more functional turnaround. Additionally, since staff is not supporting the companion waivers of development standards request (WS-25-0044), staff cannot support this tentative map request.

##### Department of Aviation

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

##### Staff Recommendation

Denial.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances



or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 30 feet to the back of curb for Rush Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks along Arville Street will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

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

**Department of Aviation**

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

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0467-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: CIMARRON SPRING DEUX, LLC  
CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS,  
NV 89147**

**DRAFT**

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**ZC-25-0056-SILVER HINSON, LLC:**

**ZONE CHANGE** to reclassify 0.89 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action)

**RELATED INFORMATION:**

**APN:**  
 177-19-803-002

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.89
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a zone change to RS3.3 (Residential Single-family 3.3). The subject site is proposed for a 7 lot single-family residential development with a density of 7.87 dwelling units per acre. According to the applicant, the zone change is intended to maintain a consistent and compatible development pattern with the abutting RS3.3 properties to the southwest, coupled with the conformity to the current land use plan will underscore the appropriateness of this request.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Urban Neighborhood (greater than 18 du/ac)	RM50	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Partially developed single-family residential subdivision

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

### Related Applications

Application Number	Request
WS-25-0057	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0058	A vacation and abandonment of patent easements and portions of right-of-way to accommodate detached sidewalks is a companion item on this agenda.
TM-25-500013	A tentative map for a 7 lot single-family residential subdivision is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for Residential Single-Family (RS3.3) zoning is appropriate and compatible with the surrounding area and is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site. The abutting properties in proximity of this site that are currently zoned RS3.3. Furthermore, the request complies with Urban Specific Policy 4 of the Master Plan which promotes preserving existing residential neighborhoods by encouraging lots within these areas to develop at similar densities as the existing area. For these reasons, staff finds the request for RS3.3 zoning appropriate for this location.

##### Department of Aviation

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

##### Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development

impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0487-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SILVER HINSON, LLC**

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





# Department of Comprehensive Planning Application Form

# 20A

ASSESSOR PARCEL #(s): 177-19-803-002

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Silverado Ranch

### DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, a Zone Boundary Amendment, a Waiver of Development Standards, and Design Reviews for a proposed 0.89 gross acre, 7-lot single-family residential subdivision. Request is to vacate portions of a patent easement located along the west, north, and east property boundaries of APN: 177-19-803-002. Request is to vacate 5-foot portion of Hinson Street & Silverado Ranch Boulevard, a public right-of-way conveyed to Clark County, along the south property boundary of APN: 177-19-803-002.

### PROPERTY OWNER INFORMATION

NAME: SILVER HINSON L L C  
ADDRESS: 11452 Opal Springs Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702-513-8135 CELL: \_\_\_\_\_ EMAIL: dariushimani@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC  
ADDRESS: 11452 Opal Springs Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-513-8135 CELL: \_\_\_\_\_ EMAIL: dariushimani@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

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

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

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

[Signature]  
Property Owner (Signature)\*

Darius G. Jimani  
Property Owner (Print)

11-6-24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) 20-25-0056

ACCEPTED BY NM

PC MEETING DATE \_\_\_\_\_

DATE 1-14-25

BCC MEETING DATE 3-5-25

FEES \$1200

TAB/CAC LOCATION Enterprise DATE 8-12-25



# TANEY ENGINEERING

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

January 6, 2025

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

**Re: Hinson & Silverado Ranch**  
**APR-24-101272**  
**APN: 177-19-803-002**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Dariush Imani, is respectfully submitting justification for a Tentative Map, a Zone Boundary Amendment, a Waiver of Development Standards, and Design Reviews for a proposed 0.89 gross acre, 7-lot single-family residential subdivision.

### **Proposed Single-Family Residential Subdivision**

The subject site is 0.89 gross acres and located north of Silverado Ranch Boulevard and east of Hinson Street. A Tentative Map is requested to allow for the development of a 7-lot single-family residential subdivision with a density of 7.87 dwelling units per acre. The lots range in size from 3,800 square feet to 5,398 square feet, with an average lot size of 4,196 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Residential Single Family 3.3).

Hinson Street and W Silverado Ranch Blvd will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. All lots will be accessed via 49-foot-wide private street with 30" wide roll curb and gutter.

A 15-foot landscape buffer, with a detached 5-foot sidewalks, will be provided along Hinson Street and Silverado.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 20 (RS20)
North/East (Undeveloped)	UN (Urban Neighborhood - up to 18 du/ac)	Residential Multi-Family 50 (RM50)
South (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 20 (RS20)
West		Residential Single-Family 20 (RS20)





(Undeveloped)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single Family 2 (RS2)
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### Waiver of Development Standards- Street Intersection

This request is to waive Section 30.04.08.F.1 requiring the street intersection offset to be a minimum of 125 feet. We are proposing instead a street intersection offset of 115.26 feet to the south. The proposed development is situated in a region where the street to the west has already been constructed and it aligns with our proposed street. Given that this subdivision is located in an area with low traffic flow, we anticipate that the impact will be negligible.

### Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03C to allow for a total of a 4-foot retaining wall and 6-foot screen wall along the north and east property line. The Cross Sections depict 3.7 feet but we are asking for 4 as a buffer. The increase in height is necessary so that the site maintains adequate drainage while matching the existing grade of Hinson Street. As the property adjacent to the proposed 10-foot wall is currently undeveloped, the expected impact is negligible.

### Design Review – Architecture

This request is for a design review for 6 architectural floor plans and elevations. The one to two-story detached single-family homes range from 1,804 square feet to 2,601 square feet in size. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05.E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Boxwood (Edward)	L17E	1,804	2 story	27'-3 1/2"	2 car garage
Hibiscus (Elizabeth)	L19E	1,913	2 story	26'-3 1/2"	2 car garage
Wintergreen	L941	2,011	2 story	28'-9 1/4"	2 car garage
Birch (Lawson)	L609	2,321	2 story	27'-11"	2 car garage
Laurel II	L950	2,385	2 story	27'-1"	2 car garage
ASH	L260	2,601	2 story	26'-1"	2 car garage

Plan Name	Plan Number	Architectural Features
Boxwood (Edward)	L17E	Front Elevation: <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> Rear Elevation:



		<ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Balcony</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Hibiscus (Elizabeth)	L19E	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Wintergreen	L941	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Birch (Lawson)	L609	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p>



		<ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> <li>- Stone Veneer</li> </ul>
Laurel II	L950	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
ASH	L260	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>



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

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian".

Susan Florian  
Land Planner

03/05/25 BCC AGENDA SHEET

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**VS-25-0058-SILVER HINSON, LLC:**

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

**RELATED INFORMATION:**

**APN:**  
 177-19-803-002

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate patent easements and to vacate 5 feet of right-of-way along Silverado Ranch Boulevard and Hinson Street for a future detached sidewalk. The patent easement is 33 feet wide along the north and east property lines, and 3 feet wide along Hinson Street.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Urban Neighborhood (greater than 18 du/ac)	RM50	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Partially developed single-family residential subdivision

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0056	A zone change to reclassify 0.89 acres from RS20 to RS3.3 is a companion item on this agenda.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0057	A waiver of development standards to increase wall height and for street intersection off-set with a design review for a single-family residential subdivision is a companion item on this agenda.
TM-25-500013	A tentative map for a 7 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SILVER HINSON, LLC**

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

**DRAFT**







# Department of Comprehensive Planning Application Form

# 21A

ASSESSOR PARCEL #(s): 177-19-803-002

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Silverado Ranch

### DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, a Zone Boundary Amendment, a Waiver of Development Standards, and Design Reviews for a proposed 0.89 gross acre, 7-lot single-family residential subdivision. Request is to vacate portions of a patent easement located along the west, north, and east property boundaries of APN: 177-19-803-002. Request is to vacate 5-foot portion of Hinson Street & Silverado Ranch Boulevard, a public right-of-way conveyed to Clark County, along the south property boundary of APN: 177-19-803-002.

### PROPERTY OWNER INFORMATION

NAME: SILVER HINSON L L C  
ADDRESS: 11452 Opal Springs Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702-513-8135 CELL: \_\_\_\_\_ EMAIL: dariushimani@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC  
ADDRESS: 11452 Opal Springs Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-513-8135 CELL: \_\_\_\_\_ EMAIL: dariushimani@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

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

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

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

[Signature]  
Property Owner (Signature)\*

Darius h Fmani  
Property Owner (Print)

1-6-24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-25-0058  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 3-5-25  
TAB/CAC LOCATION Enterprise DATE \_\_\_\_\_

ACCEPTED BY N.M.  
DATE 1-14-25  
FEES \$1200



## TANEY ENGINEERING

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

December 4, 2024

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

**Re: Hinson & Silverado Ranch  
APR-24-101272  
APN: 177-19-803-002  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Dariush Imani, is respectfully submitting justification for vacations of a patent easement and a public right-of-way.

### **Patent Easement Vacation**

This request is to vacate portions of a patent easement located along the west, north, and east property boundaries of APN: 177-19-803-002.

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

### **Right-of-Way Vacation**

This request is to vacate 5-foot portion of Hinson Street & Silverado Ranch Boulevard, a public right-of-way conveyed to Clark County, along the south property boundary of APN: 177-19-803-002.

This vacation is requested so that a 5-foot detached sidewalk may be constructed along Hinson Street and Silverado Ranch Boulevard.

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 additional information, please contact us at (702) 362-8844.

Sincerely,

*Nicole Chavarria*

Nicole Chavarria  
Project Coordinator



**Public Works - Development Review**

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

**Department of Aviation**

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

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0487-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SILVER HINSON, LLC**

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

The proposed subdivision and architectural design of the homes will be compatible with the surrounding area and development in this area. The elevations and design characteristics of the proposed homes will include similar design characteristics to the surrounding area. The continuation of the street from the west side of Hinson Street to the east side of Hinson Street will meet the intent of Master Plan Policy EN-4.1 which supports continuation of streets in support of connectivity. Therefore, staff supports the design review.

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

#### **Waiver of Development Standards #2**

Staff has no objection to the reduction in street intersection off-set from Silverado Ranch Boulevard to Texas Lilac Avenue. The proposed 7 lot subdivision should see a low volume of traffic because of the limited number of lots. Moving the street farther north will create potential conflicts with the subdivision to the west.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

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

## Related Applications

Application Number	Request
ZC-25-0056	A zone change to reclassify 0.89 acres from RS20 to RS3.3 is a companion item on this agenda.
TM-25-500013	A tentative map for a 7 lot single-family residential subdivision is a companion item on this agenda.
VS-25-0058	A vacation and abandonment of patent easements and portions of right-of-way to accommodate a detached sidewalks is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

A 4 foot high retaining wall with 6 foot high decorative block wall will be located at the south side of the property adjacent to the common element lot along Silverado Ranch Boulevard and will be 15 feet from the edge of the street and 5 feet from the detached sidewalk. A maximum 4 foot high retaining wall and a 6 foot high decorative block wall will also be located on the east side of the property adjacent to the undeveloped lot to the east of this property. The rear setback to the homes on the south side of the property will be a minimum of 15 feet, with limited opportunity for tiered walls. The side setbacks for the 2 lots adjacent to the east property line will be a maximum of 10 feet, with 5 feet being part of a drainage easement that will not facilitate tiered walls. Policy EN-1.1 of the Master Plan encourages compatible development and the proposed 4 foot maximum wall size should be compatible with future residential development on the east side of the property. Therefore, staff supports the waiver request.

##### Design Review

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

approximately 110 feet. The development of 7 lots on 0.89 acres results in a density of 7.87 dwelling units per acre. There are 3 lots on the north side of the private street and 3 lots on the south side of the private street with driveways and an attached sidewalk. Lot 7 is located on the north side of the property and fronts on Hinson Street with direct driveway access. Common element lots are located adjacent to Hinson Street and Silverado Ranch Boulevard for the detached sidewalk and street landscaping. Each single-family detached home lot has a 2 car driveway and 2 car garage for a total of 28 parking spaces. The proposed retaining walls that are between 3 and 4 feet in height, are located along the north and east property line. The 10 foot street off set is the difference between the centerline of Texas Lilac Avenue on the east and west sides of Hinson Street, and is the subject of a waiver request.

Landscaping

The plan depicts street trees every 30 feet along Hinson Street and Silverado Ranch Boulevard. A 5 foot detached sidewalk is depicted along Hinson Street and Silverado Ranch Boulevard.

Elevations

The plans depict 6 elevations with large decorative windows, a variety of stucco siding finishes. Each elevation includes a combination of covered entries, variable hip style rooflines, window shutters, stone veneer, and stucco window trim. The maximum height of the residential homes is 30 feet. All 6 home models are 2 story homes with front loaded 2 car garages.

Floor Plans

The plans show 6 floor plans ranging in size from 1,804 square feet to 2,601 square feet. The floor plans include up to 4 bedrooms, 2 car garages, and covered entries.

Applicant's Justification

This site requires increased fill to meet drainage requirements and includes a waiver request for a retaining wall that is 4 feet in height where 3 feet is the maximum. The increased wall size will be negligible when considering the adjacent property is undeveloped in this area. The proposed private street centerline is off-set by about 10 feet from the existing street on the west side of Hinson Street and requires a waiver. The proposed off-set is negligible considering the low traffic flow in this area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Urban Neighborhood (greater than 18 du/ac)	RM50	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Partially developed single-family residential subdivision

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

**PUBLIC HEARING**

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

**WS-25-0057-SILVER HINSON, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) reduce street intersection off-set.

**DESIGN REVIEW** for a single-family residential development on 0.89 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/bb/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-19-803-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase retaining wall height to 4 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 33% increase).
2. Reduce the street intersection off-set to 115 feet where 125 feet is required per Chapter 30.04.08 (an 8% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.89
- Project Type: Single-family subdivision
- Number of Lots/Units: 7 (lots)/2 (common element lots)
- Density (du/ac): 7.87
- Minimum/Maximum Lot Size (square feet): 3,800/5,398
- Number of Stories: 2
- Building Height (feet): 29
- Square Feet: 1,804 (minimum)/2,601 (maximum)
- Parking Required/Provided: 16/28

**Site Plan**

The plan depicts a 7 lot subdivision with 6 internal facing lots and 1 west facing lot. The 6 lots face a proposed private street that runs east and west on the east side of Hinson Street for





# Department of Comprehensive Planning Application Form

# 22A

ASSESSOR PARCEL #(s): 177-19-803-002

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Silverado Ranch

### DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, a Zone Boundary Amendment, a Waiver of Development Standards, and Design Reviews for a proposed 0.89 gross acre, 7-lot single-family residential subdivision. Request is to vacate portions of a patent easement located along the west, north, and east property boundaries of APN: 177-19-803-002. Request is to vacate 5-foot portion of Hinson Street & Silverado Ranch Boulevard, a public right-of-way conveyed to Clark County, along the south property boundary of APN: 177-19-803-002.

### PROPERTY OWNER INFORMATION

NAME: SILVER HINSON L L C  
ADDRESS: 11452 Opal Springs Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702-513-8135 CELL: \_\_\_\_\_ EMAIL: dariushimani@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC  
ADDRESS: 11452 Opal Springs Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-513-8135 CELL: \_\_\_\_\_ EMAIL: dariushimani@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

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

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

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

[Signature]  
Property Owner (Signature)\*

Darius Himani  
Property Owner (Print)

11-6-24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS 25-0057

ACCEPTED BY [Signature]

PC MEETING DATE \_\_\_\_\_

DATE 1-14-25

BCC MEETING DATE 3-5-25

FEES \_\_\_\_\_

TAB/CAC LOCATION Enterprise

DATE 2-12-25



# TANEY ENGINEERING

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

January 6, 2025

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

**Re: Hinson & Silverado Ranch**  
**APR-24-101272**  
**APN: 177-19-803-002**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Dariush Imani, is respectfully submitting justification for a Tentative Map, a Zone Boundary Amendment, a Waiver of Development Standards, and Design Reviews for a proposed 0.89 gross acre, 7-lot single-family residential subdivision.

### **Proposed Single-Family Residential Subdivision**

The subject site is 0.89 gross acres and located north of Silverado Ranch Boulevard and east of Hinson Street. A Tentative Map is requested to allow for the development of a 7-lot single-family residential subdivision with a density of 7.87 dwelling units per acre. The lots range in size from 3,800 square feet to 5,398 square feet, with an average lot size of 4,196 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Residential Single Family 3.3).

Hinson Street and W Silverado Ranch Blvd will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. All lots will be accessed via 49-foot-wide private street with 30" wide roll curb and gutter.

A 15-foot landscape buffer, with a detached 5-foot sidewalks, will be provided along Hinson Street and Silverado.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 20 (RS20)
North/East (Undeveloped)	UN (Urban Neighborhood - up to 18 du/ac)	Residential Multi-Family 50 (RM50)
South (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 20 (RS20)
West		Residential Single-Family 20 (RS20)



(Undeveloped)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single Family 2 (RS2)
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### Waiver of Development Standards- Street Intersection

This request is to waive Section 30.04.08.F.1 requiring the street intersection offset to be a minimum of 125 feet. We are proposing instead a street intersection offset of 115.26 feet to the south. The proposed development is situated in a region where the street to the west has already been constructed and it aligns with our proposed street. Given that this subdivision is located in an area with low traffic flow, we anticipate that the impact will be negligible.

### Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03C to allow for a total of a 4-foot retaining wall and 6-foot screen wall along the north and east property line. The Cross Sections depict 3.7 feet but we are asking for 4 as a buffer. The increase in height is necessary so that the site maintains adequate drainage while matching the existing grade of Hinson Street. As the property adjacent to the proposed 10-foot wall is currently undeveloped, the expected impact is negligible.

### Design Review – Architecture

This request is for a design review for 6 architectural floor plans and elevations. The one to two-story detached single-family homes range from 1,804 square feet to 2,601 square feet in size. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05.E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Boxwood (Edward)	L17E	1,804	2 story	27'-3 1/2"	2 car garage
Hibiscus (Elizabeth)	L19E	1,913	2 story	26'-3 1/2"	2 car garage
Wintergreen	L941	2,011	2 story	28'-9 1/4"	2 car garage
Birch (Lawson)	L609	2,321	2 story	27'-11"	2 car garage
Laurel II	L950	2,385	2 story	27'-1"	2 car garage
ASH	L260	2,601	2 story	26'-1"	2 car garage

Plan Name	Plan Number	Architectural Features
Boxwood (Edward)	L17E	Front Elevation: <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> Rear Elevation:



		<ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Balcony</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Hibiscus (Elizabeth)	L.19E	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Wintergreen	L.941	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Birch (Lawson)	L.609	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p>



		<ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> <li>- Stone Veneer</li> </ul>
Laurel II	L950	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
ASH	L260	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>



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

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian". The signature is fluid and elegant, with the first letters of each word being capitalized and prominent.

Susan Florian  
Land Planner

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-25-500013-SILVER HINSON, LLC:**

**TENTATIVE MAP** consisting of 7 residential lots and common lots on 0.89 acres in RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/bb/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
 177-19-803-002

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

**BACKGROUND:**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.89
- Project Type: Single-family subdivision
- Number of Lots/Units: 7
- Density (du/ac): 7.87
- Minimum/Maximum Lot Size (square feet): 3,800/5,398

Project Description

The plans depict a 7 lot single-family residential subdivision with 0.89 acres located on the north side of Silverado Ranch Boulevard and east of Hinson Street. The proposed residential subdivision is 7.87 dwelling units per acre. Six of the 7 lots will be accessed from a private stub street. One lot will have direct access to Hinson Street on the north side of the property. A detached sidewalk is depicted along Hinson Street and Silverado Ranch Boulevard.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Urban Neighborhood (greater than 18 du/ac)	RM50	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Partially developed single-family residential subdivision

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0056	A zone change to reclassify 0.89 acres from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0057	A waiver of development standards to increase wall height and for street intersection off-set with a design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0058	A vacation and abandonment of patent easements and portions of right-of-way to accommodate detached sidewalks is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;



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

**Building Department - Addressing**

- No comment.

**Department of Aviation**

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

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0487-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: SILVER HINSON LLC  
CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS,  
NV 89147**





# Department of Comprehensive Planning Application Form

# 23A

ASSESSOR PARCEL #(s): 177-19-803-002

PROPERTY ADDRESS/ CROSS STREETS: Hinson & Silverado Ranch

### DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, a Zone Boundary Amendment, a Waiver of Development Standards, and Design Reviews for a proposed 0.89 gross acre, 7-lot single-family residential subdivision. Request is to vacate portions of a patent easement located along the west, north, and east property boundaries of APN: 177-19-803-002. Request is to vacate 5-foot portion of Hinson Street & Silverado Ranch Boulevard, a public right-of-way conveyed to Clark County, along the south property boundary of APN: 177-19-803-002.

### PROPERTY OWNER INFORMATION

NAME: SILVER HINSON L L C  
ADDRESS: 11452 Opal Springs Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702-513-8135 CELL: \_\_\_\_\_ EMAIL: dariushmani@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: Cimarron Spring Deux LLC  
ADDRESS: 11452 Opal Springs Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-513-8135 CELL: \_\_\_\_\_ EMAIL: dariushmani@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

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

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

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

[Signature] Property Owner (Signature)\*      Darius H. Fmani Property Owner (Print)      11-6-24 Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) T4-25-500013  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 3-5-25  
TAB/CAC LOCATION enterprise DATE \_\_\_\_\_

ACCEPTED BY NM  
DATE 1-14-25  
FEES \$750.00



# TANEY ENGINEERING

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

January 6, 2025

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

**Re: Hinson & Silverado Ranch  
APR-24-101272  
APN: 177-19-803-002  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Dariush Imani, is respectfully submitting justification for a Tentative Map, a Zone Boundary Amendment, a Waiver of Development Standards, and Design Reviews for a proposed 0.89 gross acre, 7-lot single-family residential subdivision.

### **Proposed Single-Family Residential Subdivision**

The subject site is 0.89 gross acres and located north of Silverado Ranch Boulevard and east of Hinson Street. A Tentative Map is requested to allow for the development of a 7-lot single-family residential subdivision with a density of 7.87 dwelling units per acre. The lots range in size from 3,800 square feet to 5,398 square feet, with an average lot size of 4,196 square feet. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Residential Single Family 3.3).

Hinson Street and W Silverado Ranch Blvd will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. All lots will be accessed via 49-foot-wide private street with 30" wide roll curb and gutter.

A 15-foot landscape buffer, with a detached 5-foot sidewalks, will be provided along Hinson Street and Silverado.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 20 (RS20)
North/East (Undeveloped)	UN (Urban Neighborhood - up to 18 du/ac)	Residential Multi-Family 50 (RM50)
South (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 20 (RS20)
West		Residential Single-Family 20 (RS20)



(Undeveloped)	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single Family 2 (RS2)
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### Waiver of Development Standards- Street Intersection

This request is to waive Section 30.04.08.F.1 requiring the street intersection offset to be a minimum of 125 feet. We are proposing instead a street intersection offset of 115.26 feet to the south. The proposed development is situated in a region where the street to the west has already been constructed and it aligns with our proposed street. Given that this subdivision is located in an area with low traffic flow, we anticipate that the impact will be negligible.

### Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03C to allow for a total of a 4-foot retaining wall and 6-foot screen wall along the north and east property line. The Cross Sections depict 3.7 feet but we are asking for 4 as a buffer. The increase in height is necessary so that the site maintains adequate drainage while matching the existing grade of Hinson Street. As the property adjacent to the proposed 10-foot wall is currently undeveloped, the expected impact is negligible.

### Design Review – Architecture

This request is for a design review for 6 architectural floor plans and elevations. The one to two-story detached single-family homes range from 1,804 square feet to 2,601 square feet in size. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05.E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Boxwood (Edward)	L17E	1,804	2 story	27'-3 1/2"	2 car garage
Hibiscus (Elizabeth)	L19E	1,913	2 story	26'-3 1/2"	2 car garage
Wintergreen	L941	2,011	2 story	28'-9 1/4"	2 car garage
Birch (Lawson)	L609	2,321	2 story	27'-11"	2 car garage
Laurel II	L950	2,385	2 story	27'-1"	2 car garage
ASH	L260	2,601	2 story	26'-1"	2 car garage

Plan Name	Plan Number	Architectural Features
Boxwood (Edward)	L17E	Front Elevation: <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> Rear Elevation:



		<ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Balcony</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Hibiscus (Elizabeth)	L19E	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Wintergreen	L941	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Birch (Lawson)	L609	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> <li>- Stone Veneer</li> </ul> <p>Rear Elevation:</p>



		<ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> <li>- Stone Veneer</li> </ul>
Laurel II	L950	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
ASH	L260	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> <li>- Window Shutters</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> <li>- Stucco Window Trim</li> </ul> <p>Right Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Left Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>



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

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian". The signature is written in black ink and is positioned above the printed name.

Susan Florian  
Land Planner