



# ENTERPRISE TOWN ADVISORY BOARD

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

March 13, 2024  
6:00pm

## AGENDA

**Note:**

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

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

Barris Kaiser, Vice Chair  
Chris Caluya

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

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

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

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

- III. Approval of Minutes for February 28, 2024. (For possible action)
- IV. Approval of the Agenda for March 13, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - **Enterprise TAB Relocation**  
 Beginning May 15, 2024, our Enterprise TAB meetings will be held at the Silverado Ranch Community Center - 9855 GilesPie St, Las Vegas, NV 89183. Our last Enterprise TAB meeting at the Windmill Library will be May 1, 2024.

VI. Planning and Zoning

- 1. **UC-23-0895-KIM HYUN SOOK:**  
**HOLDOVER USE PERMITS** for the following: 1) accessory structures architectural compatibility; and 2) accessory building size.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setback for accessory structures in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldorado Lane and the west side of Valley View Boulevard within Enterprise. MN/nai/ng (For possible action) **03/05/24 PC**
- 2. **ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:**  
**ZONE CHANGE** to reclassify 2.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) net lot area; 2) eliminate street landscaping; 3) off-site improvements; and 4) street configuration.  
**DESIGN REVIEW** for a single family residential subdivision on 16.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**
- 3. **VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**

4. **TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:**  
**TENTATIVE MAP** consisting of the following: 1) 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and 2) 20 lots in an R-2 (Medium Density) Zone on 16.2 acres. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action) **03/20/24 BCC**
  
5. **WS-24-0029-CAMPOS, ALEXANDER & TAMELLA A. REVOCABLE LIVING TRUST & CAMPOS, ALEXANDER J. & TAMELLA A. TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with an existing single family residence on 0.5 acres in an RS20 (Residential Single Family 20) Zone within the RNP-NPO Overlay District. Generally located on the west side of Tenaya Way and the south side of Camero Avenue within Enterprise. JJ/mh/ng (For possible action) **04/02/24 PC**
  
6. **WS-24-0032-SIGNATURE LAND HOLDINGS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks on 0.4 acres in conjunction with a single family residential subdivision in an H-2 (General Highway Frontage) Zone. Generally located on the northeast corner of Chieftain Street and Serene Avenue within Enterprise. JJ/tpd/ng (For possible action) **04/02/24 PC**
  
7. **ZC-24-0045-HUA UYENMI TRUST & HUA UYENMI TRS:**  
**ZONE CHANGE** to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise (description on file). JJ/bb/ng (For possible action) **04/03/24 BCC**
  
8. **VS-24-0046-HUA UYENMI TRUST & HUA UYENMI TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Gomer Road, and between Tee Pee Lane (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/bb/ng (For possible action) **04/03/24 BCC**
  
9. **DR-24-0047-HUA UYENMI TRUST & HUA UYENMI TRS:**  
**DESIGN REVIEW** for a proposed 15 lot single family residential development on 2.5 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise. JJ/bb/ng (For possible action) **04/03/24 BCC**
  
10. **TM-24-500015-HUA UYENMI TRUST & HUA UYENMI TRS:**  
**TENTATIVE MAP** consisting of 15 single family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise. JJ/bb/ng (For possible action) **04/03/24 BCC**
  
11. **VS-23-0890-SILVERADO PROMENADE II, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue, and between Giles Street and Haven Street, and a portion of right-of-way being Giles Street between Silverado Ranch Boulevard and Landberg Avenue within Enterprise (description on file). MN/jor/syp (For possible action) **04/03/24 BCC**

12. **UC-23-0889-SILVERADO PROMENADE II, LLC:**  
**USE PERMIT** to reduce the setback of a proposed vehicle wash from a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive cross access; **2)** allow access to a local street; **3)** reduce throat depth; and **4)** reduce driveway departure distance.  
**DESIGN REVIEWS** for the following: **1)** commercial center; **2)** vehicle wash; **3)** restaurant with a drive-thru; **4)** lighting; and **5)** alternative parking lot landscaping on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Giles Street within Enterprise. MN/jor/syp (For possible action) **04/03/24 BCC**
  
13. **VS-24-0035-STRIP REAL ESTATE THREE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between I 215 and Arby Avenue (alignment) and between Las Vegas Boulevard South and Windy Street (alignment) within Enterprise (description on file). MN/nai/ng (For possible action) **04/03/24 BCC**
  
14. **UC-24-0034-STRIP REAL ESTATE THREE, LLC:**  
**USE PERMITS** for the following: **1)** parking lot; and **2)** outdoor storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** driveway geometrics; **2)** reduce parking lot landscaping; **3)** reduce buffer; and **4)** alternative street landscaping.  
**DESIGN REVIEW** for the following: **1)** parking lot; and **2)** outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the AE-65 and AE-70 Airport Environs Overlays. Generally located approximately 600 feet west of Las Vegas Boulevard South and the north side of Arby Avenue within Enterprise. MN/nai/ng (For possible action) **04/03/24 BCC**
  
15. **WS-24-0025-RSR INVESTMENTS, LLC & MOHAWK/OLETA SERIES:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** wall height; **2)** finished grade; **3)** eliminate street landscaping; and **4)** off-site improvements.  
**DESIGN REVIEW** for a single-family residential subdivision on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the RNP-NPO Overlay. Generally located on the southeast corner of Oleta Avenue and Mohawk Street within Enterprise. JJ/sd/ng (For possible action) **04/03/24 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: March 27, 2024.

X. Adjournment.

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

Windmill Library – 7060 W. Windmill Lane

<https://notice.nv.gov>





# Enterprise Town Advisory Board

February 28, 2024

## MINUTES

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Board Members	Justin Maffett, Chair <b>PRESENT</b> David Chestnut <b>PRESENT</b> Kaushal Shah <b>TARDY</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya <b>EXCUSED</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chaves70@yahoo.com">chaves70@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> Rachel Glaze <a href="mailto:Rachel.Glaze@clarkcountynv.gov">Rachel.Glaze@clarkcountynv.gov</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.

Judith M. Rodriguez, Current Planning

### II. Public Comment

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

- None

### III. Approval of Minutes for January 31, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as amended for January 31, 2024.

Motion **PASSED** (3-0)/ Unanimous.

### IV. Approval of Agenda for February 28, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

Motion **PASSED** (3-0)/Unanimous

Applicant requested holds:

20. WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC: Applicant has requested a HOLD to the Enterprise TAB meeting on May 15, 2024.
21. ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC: Applicant has requested a HOLD to the Enterprise TAB meeting on March 13, 2024.
22. VS-23-0922-CANKIDS INVESTMENTS 2012, LLC: Applicant has requested a HOLD to the Enterprise TAB meeting on March 13, 2024.
23. TM-23-500191-CANKIDS INVESTMENTS 2012, LLC: Applicant has requested a HOLD to the Enterprise TAB meeting on March 13, 2024

Related applications:

2. ZC-23-0928-BISMI SERIES HOLDINGS, LLC:
3. VS-23-0929-BISMI SERIES HOLDINGS, LLC:
  
4. NZC-23-0885-SIGNATURE LAND HOLDINGS LLC:
5. VS-23-0886-SIGNATURE LAND HOLDINGS, LLC:
6. TM-23-500188-SIGNATURE LAND HOLDINGS, LLC:
  
7. PA-23-700050-MOSAIC LAND 1 LLC & BALELO 2012 IRREVOCABLE TRUST:
8. ZC-24-0014-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:
9. VS-23-0866-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:
10. WS-23-0865-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:
11. TM-23-500183-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:
  
17. WC-23-400196 (ZC-1584-98)-DIAMOND RANCH II, LLC:
18. VS-23-0914-DIAMOND RANCH II, LLC:
19. WS-23-0912-DIAMOND RANCH II, LLC:

V. Informational Items

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

- **Silverado Ranch Community Center**

Beginning May 15, 2024 our Enterprise TAB meetings will be held at the Silverado Ranch Community Center – 9855 Gillespie St, Las Vegas NV 89183. Our last Enterprise TAB meeting at the Windmill Library will be May 1, 2024.

- **First Tuesday**

LVMPD Enterprise Area Command:

Let's welcome Clark County Code Enforcement, to answer your code enforcement needs and get to know their department.

WHEN: March 5, 2024, at 6PM

WHERE: Windmill Library 7060 W Windmill Ln

VI. Planning & Zoning



1. **UC-23-0895-KIM HYUN SOOK:**  
**USE PERMITS** for the following: 1) accessory structures architectural compatibility; and 2) accessory building size.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setback for accessory structures in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldorado Lane and the west side of Valley View Boulevard within Enterprise. MN/nai/ng (For possible action) **02/20/24 PC**

Motion by Justin Maffett

Action: **APPROVE:** Applicant's request for a **HOLD** to Enterprise TAB meeting on March 13, 2024.

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

2. **ZC-23-0928-BISMI SERIES HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.  
**USE PERMIT** to allow a mini-warehouse.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) reduce throat depth.  
**DESIGN REVIEWS** for the following: 1) a proposed mini-warehouse establishment; and 2) finished grade. Generally located on the southeast corner of Windmill Lane and Rancho Destino Road within Enterprise (description on file). MN/jor/syp (For possible action) **02/21/24 BCC**

Motion by David Chestnut

Action: **APPROVE** Zone Change;

**DENY:** Use Permit

**DENY:** Waiver of Development Standards #1;

**APPROVE:** Waiver of Development Standards #2;

**DENY:** Design Reviews

**ADD** Comprehensive Planning conditions:

- Design review as a public hearing for lighting and signage
- Provide similar architectural features on all elevations
- Provide a detached sidewalk on Windmill Ln

Per staff if approved conditions

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

3. **VS-23-0929-BISMI SERIES HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Gilespe Street and a portion of right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file). MN/jor/syp (For possible action) **02/21/24 BCC**

Motion by David Chestnut

Action: **APPROVE:**

**ADD** Public Works - Development Review condition

- Provide a detached sidewalk on Windmill Ln

Per staff conditions

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

4. **NZC-23-0885-SIGNATURE LAND HOLDINGS LLC:**  
**ZONE CHANGE** to reclassify 2.0 acres from an H-2 (General Highway Frontage) Zone to an R-3 (Multiple Family Residential) Zone.  
**USE PERMIT** for an attached single family residential (townhouse) planned unit development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) project acreage; 2) required parking space dimensions; 3) street setback; 4) building setback to project perimeters; 5) driveway geometrics; and 6) residential private street design.  
**DESIGN REVIEW** for an attached single family residential planned unit development. Generally located on the west side of Inspiration Drive, 160 feet north of Blue Diamond Road within Enterprise (description on file). JJ/hw/syp (For possible action) **03/05/24 PC**

Motion by Justin Maffett

Action: **APPROVE** Zone Change;

**APPROVE:** Use Permit;

**APPROVE:** Waiver of Development Standards #s 1, and 6

**DENY:** Waiver of Development Standards #s 2-5

**DENY:** Design Review

Per staff conditions

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

5. **VS-23-0886-SIGNATURE LAND HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Raven Avenue (alignment) and between Inspiration Drive and Rainbow Boulevard, and a portion of right-of-way being Inspiration Drive located between Blue Diamond Road and Raven Avenue (alignment) within Enterprise (description on file). JJ/hw/syp (For possible action) **03/05/24 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

6. **TM-23-500188-SIGNATURE LAND HOLDINGS, LLC:**  
**TENTATIVE MAP** consisting of 31 attached single family residential lots and 6 common lots on 2.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the west side of Inspiration Drive, 160 feet north of Blue Diamond Road within Enterprise. JJ/hw/syp (For possible action) **03/05/24 PC**

Motion by Justin Maffett

Action: **DENY**

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

7. **PA-23-700050-MOSAIC LAND 1 LLC & BALELO 2012 IRREVOCABLE TRUST:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Open Lands (OL) to Compact Neighborhood (CN) on 1.9 acres. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/rk (For possible action) **03/05/24 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

8. **ZC-24-0014-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:**  
**ZONE CHANGE** to reclassify 1.9 acres from an RS20 (Residential Single Family 20) Zone to an RS3.3 (Residential Single Family 3.3) Zone for a proposed single family subdivision. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise (description on file). JJ/hw/ng (For possible action) **03/05/24 PC**

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

9. **VS-23-0866-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Lisa Lane and between Cactus Avenue and Levi Avenue, and a portion of right-of-way being Cactus Avenue located between Durango Drive and Lisa Lane within Enterprise (description on file). JJ/hw/syp (For possible action) **03/05/24 PC**

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

10. **WS-23-0865-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) street landscaping; 2) wall height; 3) reduce lot area; 4) reduce setbacks; 5) increase fill; 6) sidewalks; and 7) driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) alternative building design standards; and 2) a detached single family residential subdivision on 1.9 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/hw/syp (For possible action) **03/05/24 PC**

Motion by David Chestnut  
Action: **WITHDRAWN** by the Applicant: Waivers of Development Standards #1;  
**APPROVE**: Waivers of Development Standards #s 2 - 7;  
**APPROVE**: Design Review  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

11. **TM-23-500183-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:**  
**TENTATIVE MAP** consisting of 19 detached single family residential lots and 2 common lots on 1.9 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/hw/syp (For possible action) **03/05/24 PC**

Motion by David Chestnut  
Action: **APPROVE** Per staff if approved  
Motion **PASSED** (4-0) /Unanimous

12. **UC-23-0778-WINDMILL-91 LP:**  
**USE PERMIT** for a proposed vehicle rental (U-Haul) in an existing shopping center on a portion of 4.5 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Windmill Lane within Enterprise. MN/sd/syp (For possible action) **03/05/24 PC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Comprehensive Planning conditions:

- No more than 4 U-Haul rental units at this location
- U-Haul rental units to be parked to the east of suite 109
- 2 years to review the number of allowed U-Haul rental units allowed on location

Per staff conditions

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

13. **ZC-23-0915-ROOHANI RAMAK:**  
**ZONE CHANGE** to reclassify 4.8 acres from an R-E (Rural Estates Residential) (RNP-1) Zone and an H-2 (General Highway Frontage) Zone to an R-2 (Medium Density Residential) Zone for a future single family residential development. Generally located on the east side of Edmond Street and the north and south sides of Couger Avenue (alignment) within Enterprise (description on file). JJ/al/ng (For possible action) **03/06/24 BCC**

Motion by David Chestnut

Action: **APPROVE** Zone Change Reduced to R-D (RS10)

Per staff conditions

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

14. **UC-24-0010-CHELSEA LAS VEGAS HOLDINGS, LLC:**  
**USE PERMIT** for a recreational/entertainment facility with an accessory commercial use (restaurant) in conjunction with an existing shopping center on a portion of 230.0 acres in a CR (Commercial Resort) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Warm Springs Road within Enterprise. MN/rp/ng (For possible action) **03/19/24 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

15. **ET-24-400010 (ZC-19-0877)-NV LAS DEC, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a communication tower.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a non-subdued exterior accent color; 2) allow a horizontal roofline without architectural articulation; 3) increase wall height; 4) allow monotonous block walls; 5) allow ground mounted up-lighting; 6) allow alternative street landscaping (no trees); 7) waive parking lot landscaping; 8) alternative trash enclosures; and 9) signage.  
**DESIGN REVIEWS** for the following: 1) data center; 2) signage; 3) communication tower; and 4) increase finished grade on 27.4 acres in an IP (Industrial Park) (AE-60) Zone. Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise. MN/tpd/ng (For possible action) 03/20/24 BCC

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

16. **ET-24-400012 (NZC-21-0128)-PICERNE BERMUDA, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 12.2 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) alternative landscaping.  
**DESIGN REVIEWS** for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the southwest corner of Neal Avenue and Bermuda Road within Enterprise (description on file)..MN/my/ng (For possible action) 03/20/24 BCC

Motion by David Chestnut  
Action: APPROVE  
CHANGE: Comprehensive Planning Bullet #1 to Read:  

- Until June 02, 2027, to complete or the application will expire unless extended with approval of an extension of time

Per staff conditions  
Motion PASSED (4-0) /Unanimous

17. **WC-23-400196 (ZC-1584-98)-DIAMOND RANCH II, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring the following: 1) on-site lighting consisting of low sodium, inward direct features to be included with each design review; 2) A-1 landscaping along all major street frontages; and 3) recording reciprocal, perpetual cross access, ingress/egress, and parking agreement in conjunction with a plant nursery on 10.5 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the east side of Lindell Road within Enterprise. JJ/jud/syp (For possible action) 03/20/24 BCC

Motion by Justin Maffett  
Action: APPROVE Waiver of Conditions # 1 and 2  
WITHDRAWN by the Applicant: Waivers of Development Conditions #3  
Per staff conditions  
Motion PASSED (4-0) /Unanimous

18. **VS-23-0914-DIAMOND RANCH II, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Mohawk Street located between Ford Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jud/syp (For possible action) **03/20/24 BCC**

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

19. **WS-23-0912-DIAMOND RANCH II, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; **2)** alternative parking lot landscaping; and **3)** allow attached sidewalk.  
**DESIGN REVIEW** for expansion of an existing plant nursery on 10.5 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the east side of Lindell Road within Enterprise. JJ/jud/syp (For possible action) **03/20/24 BCC**

Motion by Justin Maffett  
Action: **APPROVE**  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

20. **WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:**  
**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow attached sidewalk and alternative landscaping; **2)** increase wall height; **3)** eliminate parking lot landscaping; **4)** allow non-standard improvements; **5)** reduce departure distance; and **6)** reduce driveway width.  
**DESIGN REVIEWS** for the following: **1)** modification to previously approved tavern; **2)** finished grade on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action) **03/20/24 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on May 15, 2024.

21. **ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:**  
**ZONE CHANGE** to reclassify 2.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** net lot area; **2)** eliminate street landscaping; **3)** off-site improvements; and **4)** street configuration.  
**DESIGN REVIEW** for a single family residential subdivision on 16.2 acres in an R-E (Rural Estates Residential) (RNP-I) zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on March 13, 2024.

22. **VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on March 13, 2024.

23. **TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:**  
**TENTATIVE MAP** consisting of the following: **1)** 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and **2)** 20 lots in an R-2 (Medium Density) Zone on 16.2 acres. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action) **03/20/24 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on March 13, 2024.

24. **ZC-24-0023-LI & SHAO INC, ET AL:**  
**ZONE CHANGE** to reclassify 1.0 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the southeast corner of Eldorado Lane and Decatur Boulevard within Enterprise (description on file). MN/gc/ng (For possible action) **03/20/24 BCC**

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

I. General Business:

1. None.

II. 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.

- Several people were upset that items #21-23 had been held.

III. Next Meeting Date

The next regular meeting will be March 13, 2024 at 6:00 p.m. at the Windmill Library.

IV. Adjournment:

Motion by Justin Maffett  
Action: **ADJOURN** meeting at 8:22 p.m.  
Motion **PASSED** (4-0) /Unanimous





03/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0895-KIM HYUN SOOK:**

**HOLDOVER USE PERMITS** for the following: 1) accessory structures architectural compatibility; and 2) accessory building size.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setback for accessory structures in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the north side of Eldorado Lane and the west side of Valley View Boulevard within Enterprise. MN/nai/ng (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-07-508-009

**USE PERMITS:**

1. Allow 2 accessory structures (shipping containers) not to be architecturally compatible with the principal building where required per Table 30.44-1.
2. Allow an accessory building (detached garage) to have a total of 1,878 square feet where 1,365 square feet (half the footprint of the principal dwelling) is the maximum allowed per Table 30.44-1 (a 37.6% increase).

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the side street (corner) setback for an accessory structure (shipping container) to 5 feet where 10 feet is required per Table 30.40-1 and Section 30.56.040 (a 50% decrease).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7475 S. Valley View Boulevard
- Site Acreage: 0.9
- Project Type: Accessory structures in conjunction with an existing single family residence
- Building Height: 9 feet, 6 inches (shipping containers)
- Square Feet: 1,878 (detached garage)/320 (each shipping container)

Site Plans & Floor Plans

The plans depict a corner lot with a single family residence with a detached garage and 2 shipping containers in the rear yard. The primary residence is 2,730 square feet and its main entrance is facing east towards Valley View Boulevard. The detached garage is 1,878 square feet and located on the northern portion of the stie, behind the house. Each shipping container is 320 square feet in area and located along the south side of the property, behind the house. All 3 accessory structures meet the 6 foot separation required between buildings. However, 1 shipping container is 5 feet, 3 inches away from the side street setback, where 10 feet is required.

Landscaping

Landscaping is not part of this application.

Elevations

The shipping containers have a bright blue metal exterior that does not match the architectural compatibility of the house. The height for both containers is 9 feet, 6 inches tall.

Applicant's Justification

Applicant has 2 shipping containers in the rear yard that are not architecturally compatible with the primary residence. The applicant bought the containers to store their furniture, until their event furniture rental business was ready to re-open. Now that their business has re-opened, the applicant wants to keep both shipping containers because she is having difficulty selling them.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Removed and replaced fiber optic lines on existing utility structures (poles)	Approved by PC	March 2012
ZC-1026-05	Reclassified approximately 3,800 parcels of land from R-E to R-E zoning	Approved by BCC	October 2005

Surrounding Land Use

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

**Clark County Public Response Office**

CE22-11665 is an active case for having 2 shipping containers with no permits.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Use Permits

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

#### Use Permit #1

Staff reviews use permit requests to ensure compatibility with existing development in the area and finds the structures will be visually obtrusive on adjacent properties. Staff finds this request constitutes a self-imposed hardship; therefore, cannot support this application.

#### Use Permit #2

The total square footage of the principal dwelling is 2,730 square feet and half of the square footage is 1,365. The applicant has a detached garage that is 1,878 square feet, which is already more than half of the square footage of the primary residence. Staff finds the increased area of the accessory structures is incompatible with the surrounding properties; therefore, recommends denial.

#### Waiver of Development Standards

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

Staff finds the reduced setback for the shipping container is detrimental to the surrounding properties, and combined with the lack of architectural compatibility, has a negative effect on the aesthetics of the area; therefore, staff recommends denial.

#### **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:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Paint the shipping containers to match the house.
- Applicant is advised the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- No comment.

### **Fire Prevention Bureau**

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

### **Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- No comment.

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

**PLANNING COMMISSION ACTION:** February 20, 2024 – HELD – To 03/05/24 – per the applicant.

**APPLICANT:** HYUN SOOK KIM

**CONTACT:** YOO JIN SUH, 4575 DEAN MARTIN DRIVE, UNIT 2503, LAS VEGAS, NV 89103



# LAND USE APPLICATION 1A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> UC/WS-23-0895 APP. NUMBER: _____ DATE FILED: <u>12-27-2023</u> PLANNER ASSIGNED: <u>RBS</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1-31-2024</u> PC MEETING DATE: <u>2-20-2024</u> BCC MEETING DATE: _____ FEE: <u>1950</u> <i>Active Code Violations Double Fee</i>
	<b>PROPERTY OWNER</b> NAME: <u>HYUN SOOK KIM</u> ADDRESS: <u>1457 FOOTHILLS VILLAGE DR.</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702 401 2154</u> CELL: <u>702 401 2154</u> E-MAIL: <u>HYUNSUKI062@GMAIL.COM/YOOJENII@GMAIL.COM</u>
	<b>APPLICANT</b> NAME: <u>HYUN SOOK KIM</u> ADDRESS: <u>7475 S VALLEY VIEW BLVD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702 349 4571</u> CELL: <u>702 349 4571</u> E-MAIL: <u>YOOJENII@GMAIL.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>YOO JIN (JENNY) SUH</u> ADDRESS: <u>4575 DEAN MARTIN DR. UNIT 2503</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702 349 4571</u> CELL: <u>702 349 4571</u> E-MAIL: <u>YOOJENII@GMAIL.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-07-508-009

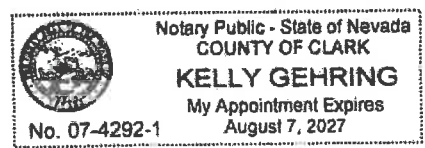
PROPERTY ADDRESS and/or CROSS STREETS: 7475 S VALLEY VIEW BLVD., LAS VEGAS, NV 89139

PROJECT DESCRIPTION: USE PERMIT FOR ARCHITECTURAL COMPATIBILITY FOR ACCESSORY STRUCTURES; WAIVER FOR SIDE STREET CORNER SETBACK, AND SEPARATION DISTANCE

(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] HYUN SOOK KIM  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 22, 2023 (DATE)  
 By HYUN SOOK KIM  
 NOTARY PUBLIC: [Signature]



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

Hyun Sook Kim  
7475 S Valley View Blvd  
Las Vegas, NV 89139

Clark County Comprehensive Planning Department  
500 S Grand Central Parkway #1  
Las Vegas, NV 89155

September 1, 2023

RE : CASE# 23-100942 - Justification Letter

To Whom It May Concern,

I, Hyun Sook Kim, the owner of 7475 S Valley View Blvd, would like to apply for a "special use permit" in Clark County to allow the use of two shipping containers added to the backyard. I am applying for this permit as the shipping containers do not need to be architecturally compatible to the primary residence (ref. SEC3044-1).

During the pandemic, my husband's events furniture rental business was shut down for a long period of time. We urgently needed space to store additional goods in the meantime as we had to terminate our commercial lease due to lack of business from the shutdown. As a last resort, to avoid having to throw away all the business properties, we purchased two metal container boxes to put in the open lot behind my property. As the pandemic passed, we were able to secure another commercial lease and move most of the items out of the area. Little rental items and personal items remain in the storage; however, we are having much difficulty selling the containers to meet the county's requirement. Therefore, I have decided to apply for this permit to abide by Clark County's requirements for my residence's zoning.

Should there be any requests to repaint the exterior of the containers, we are willing to abide by the request to paint it.

For any questions, please contact my daughter, YooJin (Jenny) Suh, who have been marked as the correspondent in the case application. ([yoojenil@gmail.com](mailto:yoojenil@gmail.com) / 702 349 4571)

Thank you.

Best Regards,

Hyun Sook Kim

PLANNER  
COPY

Clark County Comprehensive Planning Department

500 S Grand Central Parkway #1

Las Vegas, NV 89155

December 25, 2023

RE : CASE# 23-100942 – Cover Letter

To Whom It May Concern,

Thank you for taking the time to consider this Land Use application.

We were given the approval to submit this application and submitted the requested documents online via the Accela Citizen Access portal. Once the documents are approved, we are ready to make the full payment and proceed with the remainder of the process.

We were advised to finalize the submission and payment by December 27, 2023 in order to avoid having to refile the application in light of the new code update occurring in 2024.

If our application can be considered at your earliest convenience, it would be greatly appreciated. We are even willing and able to make the payment on-site on Tuesday, December 26, if possible.

Should you have any questions, please do not hesitate to ask.

Thank you.

Best Regards,

Jenny (YJ) Suh and Hyun Sook Kim

702-349-4571 / [yoojenii@gmail.com](mailto:yoojenii@gmail.com)

702-401-2154 / [hyunsooki062@gmail.com](mailto:hyunsooki062@gmail.com)

PLANNER  
COPY

APR-23-100942





**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:**

**ZONE CHANGE** to reclassify 2.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) net lot area; 2) eliminate street landscaping; 3) off-site improvements; and 4) street configuration.

**DESIGN REVIEW** for a single family residential subdivision on 16.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone and an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise (description on file). JJ/sd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-16-301-010; 176-16-301-033 through 176-16-301-034

**LAND USE PLAN:**  
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)  
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**WAIVER OF DEVELOPMENT STANDARDS:**

1. Reduce the net lot area for 5 lots to a minimum of 16,193 square feet where 18,000 square feet is the minimum standard per Table 30.40-1 (a 10% decrease).
2. Eliminate street landscaping and a detached sidewalk along a portion of Cougar Avenue where landscaping and detached sidewalks are required per Figure 30.64-17.
3.
  - a. Waive off-site improvements (streetlights, curb and gutter, and partial paving) along Wigwam Avenue where required per Chapter 30.52.
  - b. Waive off-site improvements (streetlights, curb and gutter, and partial paving) along Gagnier Boulevard where required per Chapter 30.52.
  - c. Waive off-site improvements (streetlights, curb and gutter, and partial paving) along Cougar Avenue where required per Chapter 30.52.
  - d. Waive off-site improvements (streetlights, curb and gutter, and partial paving) along Ford Avenue where required per Chapter 30.52.
4. Reduce the street intersection off-set between Street A and the entrance to a subdivision on the east side of Gagnier Boulevard to 51 feet where 125 feet is required per Chapter 30.52.

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 16.2
- Project Type: Single family residential subdivision
- Number of Lots/Units:
  - R-E (RNP-I): 25
  - R-2: 20
- Density (du/ac):
  - R-E (RNP-I): 1.8
  - R-2: 7.7
- Minimum/Maximum Lot Size (square feet):
  - R-E (RNP-I): 16,193 (net)/30,978 (net)
  - R-2: 3,656/5,089

#### Site Plan

The proposed community is a residential subdivision with 45 single family homes (25 lots zoned for R-E (RNP-I) and 20 lots zoned for R-2) on approximately 16.2 acres. The density is 1.8 for the R-E (RNP-I) zoned portion of the site and 7.7 for the R-2 zoned portion. The lots for the R-E (RNP-I) zoned portion of the map will be accessed directly from Gagnier Boulevard, Cougar Avenue, or 1 of 2 private cul-de-sacs. The lots for the R-2 zoned portion of the map will be accessed either directly from Cougar Avenue or from 2 private streets. No vehicular access is shown from either Wigwam Avenue or Ford Avenue.

#### Landscaping

The plans show landscaping with detached sidewalks on Wigwam Avenue, Gagnier Boulevard, and Ford Avenue. Along Cougar Avenue, landscaping with a detached sidewalk is shown adjacent to the proposed R-E (RNP-I) subdivision. Adjacent to the proposed R-2 subdivision, an attached sidewalk with no landscaping is shown on Cougar Avenue, with the whole frontage being used for 6 lots with direct access to the street. Trees and shrubs in compliance with Title 30 landscape standards are shown.

#### Elevations & Floor Plans

##### R-E (RNP-I) subdivision:

Three floor plans, each with 3 different elevation choices, are shown. All 3 are single story homes. The smallest floor plan features 3,932 square feet of living space with 6 bedrooms, 5 bathrooms, and an oversize garage with parking for automobiles and an RV. The next plan shows a 4,237 square foot home with 6 bedrooms, 5 bathrooms, an oversize garage with parking for automobiles and an RV, and an additional 2 car garage. All 3 plans include some type of multi-generational living space.

All of the elevations show stucco finishes with stone veneer and pop-outs around windows. The roofs are all pitched with varying heights up to a maximum height of 22 feet.

**R-2 subdivision:**

Two floor plans, each with 3 different elevation choices, are shown. The smaller floor plan depicts a 2 story, 2,270 square foot home with 4 bedrooms, 3 bathrooms, and a 2 car garage. The larger floor plan depicts a 2 story, 2,640 square foot home with 4 bedrooms, 3 bathrooms, and a 2 car garage, with 1 of the bedrooms and bathrooms being part of an attached multi-generational living space.

All of the elevations show earth tone colors, concrete tile roofs, stucco pop-outs around windows, and varying pitched roofs. The maximum height of the homes will be 26 feet.

**Applicant's Justification**

The entire area under consideration for development is currently vacant and undeveloped. Surrounding the proposed site there are several developed and undeveloped lots and approved subdivisions with zoning of both R-E and R-2 zones. The applicant believes the proposed subdivision will be complementary to the surrounding land. The applicant states that allowing lots with an approximate 10 percent net lot size reduction is the same as what is allowed on collector and arterial streets. The request for an attached sidewalk without landscaping on Cougar Avenue will cause no adverse effects to the area. The waiver for off-site improvements will allow the area to maintain a rural nature. The waiver for the reduced street intersection off-site is mitigated because the proposed lots are 80 feet wide and additional landscaping is provided adjacent to Gagnier Boulevard.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	R-2 & R-E	Single family residential & undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-23-0922	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.
TM-23-500191	A tentative map for a 25 lot subdivision zoned R-E and a 20 lot subdivision zoned R-2 is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Zone Change

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

Although a request for a zone change to an R-2 zone is in conformance with the range of zoning districts allowed by the Master Plan, staff finds that R-2 zoning is too intense for the site. Directly to the north, across Cougar Avenue, are 3 lots over 1 acre in size that contain single family residences. As such, a transition from the more intense R-2 zoning to the south to the R-E zoning to the north should occur on this subject site. Therefore, staff cannot support the requested R-2 zoning for the 2.6 acre portion of the site.

#### 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 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 does not support reducing the net lot area for this subdivision. The applicant contends that approving this waiver is the same as what is allowed for lots that are adjacent to arterial or collector streets, but that is not the case. Lots adjacent to arterial or collector streets are required to dedicate more property as right-of-way and easements, leading to less usable area. The applicant is already taking advantage of that code standard with all 3 lots adjacent to Wigwam Avenue being below 18,000 square feet. The applicant has not provided a valid justification for why the minimum standard cannot be met; therefore, staff cannot support this request.

#### Waiver of Development Standards #2

Code requires detached sidewalks with a landscape buffer to be provided along streets to ensure safety and reduce heat island effects. With the R-E zoned lots fronting on Cougar Avenue, the applicant has shown that the standard can be met when a lot takes their sole access from a 60 foot wide public street. Staff does not agree with the applicant's assertion that an attached sidewalk with only typical residential front yard landscaping will have the same effect as a detached sidewalk with Code required landscaping. Therefore, staff cannot support this request.

#### Design Review

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

Although the design of the homes in the proposed R-E subdivision is appropriate for the site and are compatible with the surrounding area, the lot layout and lot sizes proposed necessitate waivers of development standards, which staff cannot support. With regard to the design of the proposed R-2 subdivision, staff finds that the intensity of the development is too great in consideration of the existing R-E development to the north of the site. With no unique characteristics with the parcels or the area to suggest that compliance with the standards is not necessary, staff cannot support this request.

**Public Works - Development Review**

Waiver of Development Standards #3

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.

Waiver of Development Standards #4

Staff cannot support the reduction to the intersection off-set from the private cul-de-sac on the west side of Gagnier Boulevard and the private cul-de-sac on the east side of Gagnier Boulevard. The reduction will cause left turn conflict between the vehicles leaving the private cul-de-sacs creating a potential for collisions.

**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 an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the waivers of development standards and design review must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard, 25 feet to the back of curb for Cougar Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the dedication to back of curb and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### **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 to show on-site fire lane, turning radius, and turnarounds; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and 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 #0386-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BRUIN CAPITAL PARTNERS**

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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING 2A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>ZC-23-0921</u>      DATE FILED: <u>12-27-23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>ENTERPRISE</u>      TAB/CAC DATE: <u>1-31-24</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>2-21-24</u></p> <p>FEE: <u>\$2200.00</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>CANKIDS INVESTMENTS 2012 L L C</u></p> <p>ADDRESS: <u>1700 S PAVILION CENTER DR STE 300</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89135</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____</p>
	<b>APPLICANT</b>	<p>NAME: <u>Bruin Capital Partners</u></p> <p>ADDRESS: <u>10801 W Charleston Blvd #170</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702.736.6434</u>      CELL: _____</p> <p>E-MAIL: <u>markd@bruincp.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Westwood Professional Services - Mariah Prunchak</u></p> <p>ADDRESS: <u>5725 W Badura Ave #100</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702.284.5300</u>      CELL: _____</p> <p>E-MAIL: <u>lvproc@westwoodps.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-16-301-010

PROPERTY ADDRESS and/or CROSS STREETS: Cougar / Gagnier

PROJECT DESCRIPTION: Residential Subdivision

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

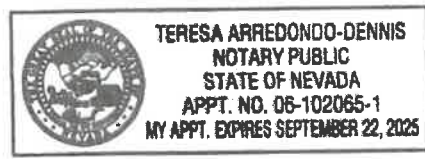
PLANNER COPY

\_\_\_\_\_  
Property Owner (Signature)\*      Lawrence Canarelli, President  
Property Owner (Print)      Investment Manager, Inc., its Manager

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 8, 2023 (DATE)  
By Lawrence Canarelli, President

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



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

December 5, 2023

Current Planning Division  
 500 South Grand Central Parkway  
 Las Vegas, NV 89155-4000

RE: **Cougar Gagnier, a 45 Lot Residential Subdivision**  
**Justification Letter for Zone Change, Design Review and Waiver of Development Standards**  
**Westwood Project No. AWD2203-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, American West Development, respectfully submits this justification letter with an application for a Zone Change, Design Review and Waiver of Development Standards.

The project site associated with this request is approximately 16.2± gross acres and covers APN 176-16-301-010, -033, -034. It is located in a portion of Section 16, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 45 lots with a gross density of 2.8 dwelling units/acre.

### Zone Change

This project site will have two areas: one area zoned R-E with 25 lots, and one zoned R-2 with 20 lots. The proposed Conforming Zone Change would modify the zoning designation from R-E to R-2 for a 2.6-acre portion of the site. The Land Use is designated Residential Estate Neighborhood (RN). The proposed community is a 45-lot single-family residential subdivision on approximately 16.2± acres with an overall density of 2.8 dwelling units per acre (du/ac). The R-E area of the site is 25 lots on approximately 13.6± acres with a density of 1.84 du/ac. The R-2 area of the site is 20 lots on approximately 2.6± acres with a density of 7.69 du/ac.

South of the eastern portion (R-E zoned) of the proposed site is the existing Ford Avenue. Across Ford Avenue to the south is a vacant lot: APN 176-16-401-045 which is zoned R-E with a planned Land Use of RN. Directly south of the western portion (R-2 zoned) of the proposed community is the existing residential subdivision Durango & Ford. Durango & Ford is zoned R-2 with a designated Land Use of Mid-Intensity Suburban Neighborhood (MN). To the west of the proposed community are two existing residential homes on APNs 176-16-301-006 and -009 that are zoned R-E with a designated Land Use of RN. There is also a vacant parcel to the west of the site: APN 176-16-301-036 which is zoned R-E and has a Land Use of Neighborhood Commercial (NC). To the east of the proposed community is existing Gagnier Boulevard. Across from Gagnier Boulevard to the east is a series of parcels (APNs 176-16-301-011, -013, -016, -029, -028) that are all zoned R-E with a Land Use of RN. Bounding the north of the site is existing Wigwam Avenue. Across from Wigwam Avenue to the north exists a residential subdivision that is also zoned R-E with a Land Use of RN (APNs 176-16-201-027 and -024).

American West Development believes the combination of R-E and R-2 zoning will be reciprocal to existing subdivisions and will be complementary to any future developments that may be built in the area.

PLANNER COPY



**Design Review**

The proposed community is a residential subdivision with 45 single family homes on approximately 16.2± gross acres. The gross density will be approximately 2.8 du/ac. In this development, American West Development will offer five different house plans with three separate elevations per plan. There are two plans that will be proposed on the R-2 area. Each of these plans will be two -stories. The remaining three plans will be proposed on the R-E area and are each one-story. House sizes ranges 2,640 square feet to 4,237 square feet, with the target buyer being established families and next gen upgraded home buyers.

Surrounding the proposed site there are several developed and undeveloped lots and subdivisions with zoning R-E and R-2. American West Development believes the proposed subdivision will be complementary to the surrounding land by proposing an R-E and R-2 subdivision on a parcel surrounded by R-E and R-2 zoning.

**Waiver of Development Standards**

The project is being processed as a Single Family Detached Residential development in accordance with Title 30. This request is to define waivers of Title 30 and CCAUSD for the project needed to develop the site and anticipated product.

**1. Section 30.52.040 – Improvement Requirements**

- |                 |  |
|-----------------|--|
| Standard:       | To provide grading, curbs, gutters, paving of streets and streetlights.  |
| Waiver Request: | Allow Rural Offsite Improvements (no streetlights, curb & gutter) on Wigwam Ave, Gagnier Blvd, Cougar Ave, and Ford Ave.   |
| Justification:  | The project is surrounded by existing developments that currently conform to rural standards. To maintain the rural nature of the existing conditions surrounding the site, a less intense improvement is being proposed, however, detached sidewalk will be proposed to maintain the walkability of the area. This development will maintain the rural nature of the neighborhood while complying with landscaping and screening standards. The proposed request is compatible and consistent with the existing character of the community. |

**2. Title 30 Section 30.52.052C – Street Configuration in Residential Subdivisions**

- |                 |  |
|-----------------|--|
| Standard:       | 125-foot offset measured from right-of-way to right-of-way.  |
| Waiver Request: | Allow a 51-foot offset between Street A and the entrance to the existing 4-lot subdivision between APN 176-16-301-011 and APN 176-16-301-013.  |
| Justification:  | This request is to allow the offset to be reduced to approximately 46-feet from the proposed Street A to the existing entrance to the 4-lot residential subdivision across Gagnier Blvd. Gagnier Blvd is a 60-foot public right-of-way, while Street A is a 37-foot private within the proposed development. Street A is the first street inside the subdivision when entering from Wigwam Ave, and the homes along the west side of the street have the side of the house against the street. These lots are 80-feet wide with an additional landscape are adjacent to Gagnier Blvd. The land use and lot size are in conformance with the zoning requirements of the development code and the adjacent properties; therefore, this request seems reasonable. |

**3. Title 30 Figure 30.64-17 – Detached Sidewalk Requirements (straight sidewalk)**

Standard: 15.0' minimum landscape area with detached sidewalk

Waiver Request: Along Cougar Avenue, in front of Lots 1-6, allow attached sidewalk and eliminate landscaping

Justification: This request is to allow the dedication of 30.0' of right-of-way with attached sidewalk along a portion of Cougar Avenue (in front of Lots 1-6). Waiving this requirement causes no adverse effects to the area. The site remains walkable for pedestrians, and all minimum paving and street width requirements are met.

**4. Title 30 Table 30.40-1 – Rural Residential Districts – Property Development Standards Bulk Matrix**

Standard: Net lot area for R-E zoning: 18,000 square feet

Waiver Request: Allow a 10% reduction to the net area for lots 21, 25, 26, 30, and 42

Justification: This request is to allow a 10% reduction to the net lot area for lots 21, 25, 26, 30, and 42. Each of these lots are around the boundary of the site, positioned adjacent to a 60.0' right-of-way (Gagnier Blvd, Cougar Ave, and Ford Ave). All the requested lots meet the requirements for the gross area, and the requested reduction is the same as the allowable reduction for R-E lots along a collector or arterial street.

Please feel free to contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Georgia Dunkerly, Graduate Engineer

Cc: Mark Dunford, Bruin Capital Partners  
Mariah Prunchak, Westwood Professional Services

**PUBLIC HEARING**

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

**VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-16-301-010; 176-16-301-033 through 176-16-301-034

**LAND USE PLAN:**

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

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

**BACKGROUND:**

**Project Description**

The application depicts the vacation and abandonment of patent easements, right-of-way grants, and fee-owned right-of-way as follows:

- APN 176-16-301-010 – 8 foot wide to 33 foot wide patent easements on the north, east, and south sides of the parcel.
- APN 176-16-301-010 – 5 foot wide portion of fee-owned right-of-way for Ford Avenue and a 30 foot wide unnamed right-of-way on the west side of the parcel.
- APN 176-16-301-034 – 5 foot wide BLM right-of-way grants on Cougar Avenue and a portion of Gagnier Boulevard and a 5 foot wide portion of fee-owned right-of-way on Wigwam Avenue.

The applicant is vacating these easements that conflict with the proposed site plan for the subject residential development. The easements were granted in support of the individual parcels but are no longer required for the proposed development. The applicant did not provide any justification for the vacation of the fee-owned right-of-way.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	R-2 & R-E	Single family residential & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0921	A zone change from R-E to R-2 zoning on 2.6 acres of the 16.2 acre site, with a waiver and design review is a companion item on this agenda.
TM-23-500191	A tentative map for a 25 lot subdivision zoned R-E and a 20 lot subdivision zoned R-2 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if

the project has not commenced or there has been no substantial work towards completion within the time specified; and 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 Gagnier Boulevard, 25 feet to the back of curb for Cougar Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BRUIN CAPITAL PARTNERS**

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





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 3A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	<b>DEPARTMENT USE</b>	<b>APP. NUMBER:</b> <u>VS-23-0922</u> <b>DATE FILED:</b> <u>12-27-23</u>
		<b>PLANNER ASSIGNED:</b> _____ <b>TABICAC:</b> <u>ENTER PRIZE</u> <b>TABICAC DATE:</b> <u>1-31-24</u> <b>PC MEETING DATE:</b> _____ <b>BCC MEETING DATE:</b> <u>2-21-24</u> <b>FEE:</b> <u>\$ 875.00</u>

<b>PROPERTY OWNER</b>	<b>NAME:</b> <u>CANKIDS INVESTMENTS 2012 L L C</u>
	<b>ADDRESS:</b> <u>1700 S PAVILION CENTER DR STE 300</u>
	<b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89135</u>
	<b>TELEPHONE:</b> _____ <b>CELL:</b> _____
	<b>E-MAIL:</b> _____

<b>APPLICANT</b>	<b>NAME:</b> <u>Bruin Capital Partners</u>
	<b>ADDRESS:</b> <u>10801 W Charleston Blvd #170</u>
	<b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89135</u>
	<b>TELEPHONE:</b> <u>702.736.6434</u> <b>CELL:</b> _____
	<b>E-MAIL:</b> <u>markd@bruinpc.com</u> <b>REF CONTACT ID #:</b> _____

<b>CORRESPONDENT</b>	<b>NAME:</b> <u>Westwood Professional Services - Mariah Prunchak</u>
	<b>ADDRESS:</b> <u>5725 W Badura Ave #100</u>
	<b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89118</u>
	<b>TELEPHONE:</b> <u>702.284.5300</u> <b>CELL:</b> _____
	<b>E-MAIL:</b> <u>lvproc@westwoodps.com</u> <b>REF CONTACT ID #:</b> _____

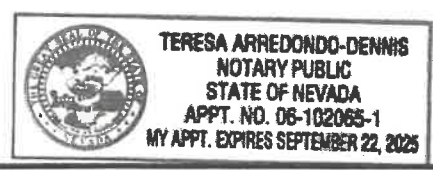
**ASSESSOR'S PARCEL NUMBER(S):** 176-16-301-010

**PROPERTY ADDRESS and/or CROSS STREETS:** Cougar / Gagnier

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.

*Lawrence Canarelli*      Lawrence Canarelli, President  
**Property Owner (Signature)\***      **Property Owner (Print)** Investment Manager Inc., its Manager

STATE OF NEVADA      Clark  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON November 8, 2023 (DATE)  
 by Lawrence Canarelli, President  
 NOTARY PUBLIC: *Teresa Arredondo-Dennis*



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

# Westwood

December 5, 2023

Current Planning Division  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

RE: **Cougar Gagnier, a 45 Lot Residential Subdivision**  
**Justification Letter for Vacation & Abandonment of Easements and Right of Way**  
**Westwood Project No. AWD2203-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, American West Development, respectfully submits this justification letter with an application for Vacation & Abandonment of Easements and Right of Way.

**Project Description:** The project site associated with this vacation request is approximately 16.2± gross acres and covers APN 176-16-301-010, -033 & -034. It is located in a portion of Section 16, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 45 lots with a gross density of 2.8 dwelling units/acre.

The applicant is vacating Easements that conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development.

Vacation No. 1 includes the south 5.0' of the existing 40.0' right-of-way on Wigwam Avenue associated with OR:20030630:04206. Vacation No. 2 includes the north 5.0' of the existing 30.0' right-of-way on Cougar Avenue associated with OR:20230322:03006. Vacation No. 3 includes a 30.0' existing right-of-way associated with OR:20030630:04206. This right-of-way is between APN: 176-16-301-033 and 176-16-301-036. Vacation No. 4 includes the north 5.0' of the existing 30.0' right-of-way on Ford Avenue associated with OR:20030630:04206. Vacation No. 5 includes the north and east 33.0' of the patent easement along APN 176-16-301-010. Vacation No. 5 also includes the south 8.0' of the same patent easement (Patent Easement No. 1212787). Vacation No. 6 includes the south 5.0' of the existing 40.0' BLM right-of-way grant N-55350 (OR:19920520:01105) along Wigwam Avenue. This vacation also includes the west 5.0' of the existing 30.0' 0' BLM right-of-way grant N-55350 (OR:19920520:01105) along Gagnier Boulevard.

Thank you for the opportunity to submit this application for your review.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Georgia Dunkerly, Graduate Engineer

PLANNER COPY

Cc: Mark Dunford, Bruin Capital Partners  
Mariah Prunchak, Westwood Professional Services



**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:**

**TENTATIVE MAP** consisting of the following: **1)** 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and **2)** 20 lots in an R-2 (Medium Density) Zone on 16.2 acres.

Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-16-301-010; 176-16-301-033 through 176-16-301-034

**LAND USE PLAN:**  
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)  
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

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

**General Summary**

- Site Address: N/A
- Site Acreage: 16.2
- Project Type: Single family residential subdivision
- Number of Lots/Units:
  - R-E (RNP-I): 25
  - R-2: 20
- Density (du/ac):
  - R-E (RNP-I): 1.8
  - R-2: 7.7
- Minimum/Maximum Lot Size (square feet):
  - R-E (RNP-I): 16,193 (net)/30,978 (net)
  - R-2: 3,656/5,089

The proposed community is a residential subdivision with 45 single family homes (25 lots for R-E (RNP-I) Zone and 20 lots for R-2 Zone) on approximately 16.2 acres. The density is 1.8 for the R-E (RNP-I) zoned portion of the site and 7.7 for the R-2 zoned portion. The lots for the R-E (RNP-I) zoned portion of the map will be accessed directly from Gagnier Boulevard, Cougar Avenue, or 1 of 2 private cul-de-sacs. The lots for the R-2 zoned portion of the map will be accessed either directly from Cougar Avenue or from 2 private streets. No vehicular access is shown from either Wigwam Avenue or Ford Avenue.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & East	Ranch Estates Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	R-2 & R-E	Single family residential & undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-23-0922	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.
ZC-23-0921	A zone change from R-E to R-2 zoning on 2.6 acres of the 16.2 acre site, with a waiver and design review 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**

Since staff is recommending denial of ZC-23-0921, staff recommends denial of the proposed tentative map.

**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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension

of time may be denied if 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;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard, 25 feet to the back of curb for Cougar Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the dedication to back of curb and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

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

**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 #0386-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: BRUIN CAPITAL PARTNERS**

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





# TENTATIVE MAP APPLICATION 4A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-23-500191</u>	DATE FILED: <u>12-27-23</u>
		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>1-31-24</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>2-21-24</u>	
		FEE: <u>\$750.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>CANKIDS INVESTMENTS 2012 L L C</u>
	ADDRESS: <u>1700 S PAVILION CENTER DR STE 300</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>Bruin Capital Partners</u>
	ADDRESS: <u>10801 W Charleston Blvd #170</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702.736.6434</u> CELL: _____
	E-MAIL: <u>markd@bruinpc.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Westwood Professional Services - Mariah Prunchak</u>
	ADDRESS: <u>5725 W Badura Ave #100</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.284.5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-16-301-010

PROPERTY ADDRESS and/or CROSS STREETS: Cougar / Gagnier

TENTATIVE MAP NAME: Cougar Gagnier

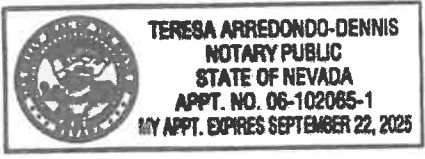
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 8, 2023 (DATE)  
 By Lawrence Canarelli, President

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



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



04/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0029-CAMPOS, ALEXANDER & TAMELLA A. REVOCABLE LIVING TRUST & CAMPOS, ALEXANDER J. & TAMELLA A. TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with an existing single family residence on 0.5 acres in an RS20 (Residential Single Family 20) Zone within the RNP-NPO Overlay District.

Generally located on the west side of Tenaya Way and the south side of Camero Avenue within Enterprise. JJ/mh/ng (For possible action)

RELATED INFORMATION:

**APN:**

176-15-217-001

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase wall height to 7 feet where a maximum of 6 feet is permitted per Section 30.04.03 (a 17% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8415 S. Tenaya Way
- Site Acreage: 0.5
- Project Type: Wall
- Height (feet): 7

**Site Plan & Request**

The plan depicts an existing single family residence with an attached garage. The property is accessed from a private street ending in a hammerhead, which is directly west of Tenaya Way. There is an existing 6 foot high CMU block wall that is attached on both sides of the home, extending around the perimeter of the property to enclose the rear yard. The portion of the wall on the east side of the home is set back 47 feet from the front property line and features a 6 foot wide gate. The portion of the wall on the west side of the home is set back 53 feet from the front property line and features a 12 foot wide gate. The applicant is requesting to increase the height of the wall to 7 feet all around the property.

Landscaping

There are several existing trees and shrubs in the front yard and along the east side of the property. There are no proposed or required changes to landscaping associated with this application.

Elevations

The photos provided depict a 7 foot high CMU block wall featuring desert tone coloration.

Applicant's Justification

The applicant states that increasing the height of the wall will provide more privacy and security for the residence, while also being consistent with the character of the community.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-20-0222	Reduced the rear setback for 4 single family residential lots	Approved by PC	July 2020
TM-18-500233	8 single family residential lots and common lots	Approved by BCC	February 2019
WS-18-1004	Single family residential development with hammerhead street design with waivers for reduced lot area and full off-site improvements	Approved by BCC	February 2019
VS-0277-07	Vacated and abandoned patent easements	Approved by PC	April 2007
ZC-1026-05	Reclassified approximately 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
MP-0466-02	Neighborhood plan for a mixed-use major project Comprehensive Planned Community	Approved by BCC	August 2002

**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 & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Single family residential

**STANDARDS FOR APPROVAL:**

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



**Analysis**

**Comprehensive Planning**

Waiver of Development Standards

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

Staff finds that the proposed increased wall height will not have any adverse effects on the adjacent property or others in the neighborhood. The CMU block wall meets the Title 30 requirements for a wall to be decorative when located along a street. The property owner to the west shares a portion of the subject wall with the applicant and has indicated support for the wall height increase. For these reasons, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT: ALEXANDER CAMPOS  
CONTACT: ALEXANDER CAMPOS, 8415 S. TENAYA WAY, LAS VEGAS, NV 89113**

**DRAFT**

WS-24-0029



# Department of Comprehensive Planning Application Form

# 5A

ASSESSOR PARCEL #(s): 176-15-217-001

PROPERTY ADDRESS/ CROSS STREETS: 8415 S. Tenaya Way / W. Camero Ave and S. Tenaya Way

### DETAILED SUMMARY PROJECT DESCRIPTION

Increase the height of the existing perimeter wall to 7' at residence 8415 S. Tenaya Way. One course of CMU will be added to the west side of the existing wall. Two courses of CMU will be added to the southwest and north sides of the existing wall. Three courses of CMU will be added to the east and southeast sides of the existing wall.

### PROPERTY OWNER INFORMATION

NAME: Alexander Campos  
ADDRESS: 8415 S. Tenaya Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89113  
TELEPHONE: \_\_\_\_\_ CELL 702-279-4773 EMAIL: elementskatr413@gmail.com

### APPLICANT INFORMATION

NAME: Alexander Campos  
ADDRESS: 8415 S. Tenaya Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL 702-279-4773 EMAIL: elementskatr413@gmail.com

### CORRESPONDENT INFORMATION

NAME: Alexander Campos  
ADDRESS: 8415 S. Tenaya Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL 702-279-4773 EMAIL: elementskatr413@gmail.com

\*Correspondent will receive all project communication

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

Alexander Campos  
Property Owner (Signature)

Alexander Campos  
Property Owner (Print)

1/30/24  
Date

### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |  |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> RC | <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): WS-24-0029  
POSTED DATE: 4-2-24  
SCHEDULE DATE: N/A  
TYPICAL LOCATION: Enterprise

ACCEPTED BY: MH  
DATE: 2-5-24

DATE: 3-13-24

**January 31, 2024**

To whom it may concern,

A waiver of development standards (code section 30.04.03.B.1.ii) is being requested in order to increase the height of the existing perimeter wall at residence 8415 S. Tenaya Way. CMU will be the material used to increase the total wall height to 7' all around the residence. This addition will only impact the adjacent neighbor to the west who has agreed to the addition.

This application should be approved because increasing the height of the existing wall will not impact the integrity of the wall, but will allow for more privacy and security to the residence. There are no proposed changes to landscaping or the residence. In addition, matching CMU will be used in order to be consistent with the character of the community.

Thank you,

Alexander Campos

**PUBLIC HEARING**

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

**WS-24-0032-SIGNATURE LAND HOLDINGS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks on 0.4 acres in conjunction with a single family residential subdivision in an H-2 (General Highway Frontage) Zone.

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

**RELATED INFORMATION:**

**APN:**

176-19-619-007 through 176-19-619-010

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce rear setback for Lot 7 to 14.8 feet where 15 feet is required per Table 30.40-2 (a 1.4% decrease).
- b. Reduce front setback for Lots 7 through 10 to 18 feet where 20 feet is required per Table 30.40-2 (a 10% decrease).

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9460, 9454, 9453, & 9459 Riversand Court
- Site Acreage: 0.4
- Project Type: Reduced setbacks
- Number of Lots/Units: 4 (this request)/17 (entire subdivision)
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,405

**History & Site Plan**

The project was previously approved with UC-22-0007 to allow a single family residential subdivision in accordance with R-2 zoning district standards. At the time of this approval, there were different Title 30 standards in effect than what are in place today. Per ordinance ORD-23-900469, Section 3, this subdivision may be developed per the plans approved, in accordance with the prior version of Title 30. Since the approved plans did not include setbacks for individual

lots, this application is effectively a supplement to the original approval; and therefore, it is being reviewed in accordance with the prior version of Title 30.

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

Landscaping

Landscaping was previously approved with UC-22-0007. There are no modifications being proposed with this request.

Elevations

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

Floor Plans

The homes will be 2,405 square feet and include 2 car garages.

Applicant's Justification

The request for reduced rear and front setbacks is minor and will have very little impact on the surrounding parcels. The adjacent parcels to these properties are undeveloped, zoned CG, and have a planned land use of Corridor Mixed-Use.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-23-400166 (UC-22-0007)	Waiver of conditions for a use permit requiring walls on the north and east sides of a subdivision to be tiered	Approved by BCC	January 2024
TM-22-500005	17 lot single family residential subdivision	Approved by BCC	March 2022
UC-22-0007	Use permit, waiver, and design reviews for a single family residential subdivision	Approved by BCC	March 2022
VS-22-0008	Vacated and abandoned easements located between Fort Apache Road and Chieftain Street, and between Blue Diamond Road and Serene Avenue	Approved by BCC	March 2022

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	C-2	Undeveloped
South	Corridor Mixed-Use	R-2	Single family residential

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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.

Per Title 30, the physical dwelling will need to be set back 20 feet from the front property line and 15 feet from the rear property line, while the driveway can be reduced to 18 feet long since the lots are on a cul-de-sac. There will still be a rear setback of 14.8 feet from the proposed dwelling on Lot 7 and the adjacent parcel to the north APN 176-19-601-032). Lots 7 through 10 will have a first floor front yard setback of 18 feet, which matches the minimum length requirement for the garage. The second floor architectural intrusion is 16 feet from the front property line, which is permitted by Code. Staff finds that this request is minor enough to not cause any impact to the surrounding parcels.

**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 that future changes to the subdivision may require additional land use applications, including at a minimum a plan amendment and zone change since the current zoning of H-2 is not supported in the new Title 30; that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: GREYSTONE NEVADA, LLC**

**CONTACT: DOUG RANKIN, LENNAR, 9275 W. RUSSELL ROAD, SUITE 400, LAS VEGAS, NV 89148**

**DRAFT**



App



# Department of Comprehensive Planning Application Form

# 6A PLANNER COPY

ASSESSOR PARCEL #(s): 176-19-619-007 to -010

PROPERTY ADDRESS/ CROSS STREETS: 9459, 9453, 9454, 9460 Riversand CT LV NV 89178

### DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards to allow for a rear yard setback of 14.82 ft where 15 ft is required on home site (Lot) 7 of the approved Final Map and to have garage setbacks 18 feet on cul-de-sacs on four home sites (Lots) 7-10.

### PROPERTY OWNER INFORMATION

NAME: SIGNATURE LAND HOLDINGS L L C  
ADDRESS: 801 S. Rancho Suite E-4  
CITY: Las Vegas STATE: NV ZIP CODE: 89106  
TELEPHONE: 702-671-6062 CELL 702-498-8471 EMAIL: rickbarron@signaturehomes.com

### APPLICANT INFORMATION

NAME: Greystone Nevada LLC  
ADDRESS: 9275 W. Russell Rd Suite 400  
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # 256992  
TELEPHONE: \_\_\_\_\_ CELL 702-471-2470 EMAIL: Robert.Johnson@Lennar.com

### CORRESPONDENT INFORMATION

NAME: Doug Rankin  
ADDRESS: 9275 W. Russell Rd Suite 400  
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # 255393  
TELEPHONE: \_\_\_\_\_ CELL 702-471-2470 EMAIL: Doug.Rankin@Lennar.com

\*Correspondent will receive all project communication

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

[Signature]  
Property Owner (Signature)\*

Rick Barron  
Property Owner (Print)

2/2/24  
Date

### DEPARTMENT USE ONLY:

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

PROJECT # WS-24-0032      tpd  
DATE 4/02/24      2/7/24  
PROJECT NAME Enterprise      DATE 03/15/24      \$ 800,000



January 29, 2024

**PLANNER  
COPY**

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

**Subject:** Justification Letter for a Waiver of Development Standards to allow a reduced rear yard setback of 14.82 ft where 15 ft is required and a reduced front yard setback for garages on a cul-de-sac.

APNs: 176-19-619-007 to -010  
Addresses: 9459, 9453, 9454, 9460 Riversand CT LV NV 89178

Related Entitlements: TM-22-500005 & UC-22-0007

The intent of this request is to allow for a rear yard setback of 14.82 ft where 15 ft is required on home site (Lot) 7 of the approved Final Map and to have garage setbacks 18 feet on cul-de-sacs on four home sites (Lots) 7-10.

The lot fit analysis indicates that plans meet Title 30 setbacks for all proposed model locations except for home site (Lot) 7, which needs a deviation of development standards for a rear yard setback of 14.82 ft where 15 ft is required. Homes do have second story intrusions into the front setback of up to 4 feet for the homes located on the cul-de-sac. Garage openings for home sites (lots 7-10) on the cul-de-sac have an 18-foot setback with an 18-foot driveway.

Pursuant to Title 30.40-2

Front setback must be open to the sky, void of buildings and courtyards. Alternatives allowed, subject to 2 trees planted adjacent to the street front or decorative features are provided and shown on plans, such as bay windows or stucco pop-outs, and color or texture is added to the driveway other than a grey, broom finish in the following districts as follows:

- 2. R-2 – a 4-foot intrusion for a second story architectural enclosure for the full building width

The plans provided provide for paver driveways with two trees and as such an alternative setback of up to 4 feet is allowed for the second story.

In addition, Pursuant to Title 30.40-2

Garage openings require a minimum setback of 20 feet, or 18 feet when accessing a cul-de-sac.

The plans meet this requirement for homes located on the cul-de-sac as the garage openings have an 18-foot setback, however staff indicates that a waiver is now required to allow the first story of the home to have a setback beyond the 20-foot setback requirement as only garage is located at the 18-foot setback allowed for homes on cul-de-sacs.



LIS-24-0032  
32



And pursuant to Title 30.56.040

B.2. Single Family Driveways and Garages. The minimum driveway length for single family development within all residential districts for the principal garage shall be 20 feet except that all cul-de-sac lots shall have a minimum driveway length of 18 feet.

The request for a rear yard deviation is minor in nature and represents a deviation of 1.2%. The request for front yard setbacks to be 18 feet for the garage is also minor in nature. This site also abuts a vacant lot which is zoned C-2 and planned as CM and this request would have little to no impact to any future commercial development.

Please contact our office if you have any questions or require additional information.

Thank you for your consideration of this request.

Sincerely,

Lennar

Doug Rankin, AICP  
Entitlements Manager

**PLANNER  
COPY**





**PUBLIC HEARING**

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

**ZC-24-0045-HUA UYENMI TRUST & HUA UYENMI TRS:**

**ZONE CHANGE** to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise (description on file). JJ/bb/ng (For possible action)

**RELATED INFORMATION:**

**APN:**

176-19-801-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

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

**Applicant's Justification**

The applicant indicates the proposed zone change is compatible with the area given the similarly zoned RS3.3 developments to the north, east, and south of the site. In addition, the property on the west side of Grand Canyon Drive is currently zoned RS3.3. This property is currently designated as Mid-Intensity Suburban Neighborhood (up to 8 du/ac) in the Master Plan.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WT-0779-95	Overhead power lines	Approved by PC	June 1995

**Surrounding Land Use**

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

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West	Open Lands	RS3.3	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
DR-24-0047	A design review for a 15 lot subdivision as a companion item on this agenda.
VS-24-0046	A request to vacate patent easements is a companion item on this agenda.
TM-24-500015	A tentative map for a 15 lot single family subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that there has been a trend to allow parcels in the area to be reclassified to an RS3.3 zone for single family residential development, especially in the area to the south of Blue Diamond Road, west of Fort Apache Road, north of Gomer Road and to the east of Hualapai Drive, which would make this request appropriate for the area. There has been no indication from public service providers that the project would have a substantial adverse effect on public facilities and services in the area; however, the project would add additional students to schools that are already over capacity per the Clark County School District. The project complies with Policy 6.1.4, which encourages compact development within the disposal boundary along with other applicable goals and policies. For these reasons, staff finds the request for the RS3.3 zone 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:**

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

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

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

**APPLICANT: SIDHOM BROTHERS COMPANY LLC  
CONTACT: JAMES GRINDSATFF, 2608 MOUNTAIN RAIL DR., NORTH LAS VEGAS,  
NV 89084**

DRAFT







# Department of Comprehensive Planning Application Form

# 7A

ASSESSOR PARCEL #(s): 176-19-801-004

PROPERTY ADDRESS/ CROSS STREETS: Grand Canyon / Gomer

### DETAILED SUMMARY PROJECT DESCRIPTION

15 lot residential subdivision - ZC

### PROPERTY OWNER INFORMATION

NAME: Uyenmi Hua

ADDRESS: 4041 Browndeer Circle

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

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

CELL \_\_\_\_\_

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

### APPLICANT INFORMATION

NAME: Uyenmi Hua

ADDRESS: 4041 Browndeer Circle

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

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

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

CELL \_\_\_\_\_

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

### CORRESPONDENT INFORMATION

NAME: Sidhom Brothers Company LLC

ADDRESS: 1 Ocean Harbor LN

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

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

TELEPHONE: 702-755-8180

CELL 702-755-8180

EMAIL: siddygroup@yahoo.com

\*Correspondent will receive all project communication

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

Uyenmi Hua  
Property Owner (Signature)\*

Uyenmi Hua  
Property Owner (Print)

2-1-24  
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 checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input checked="" type="checkbox"/> TM | <input type="checkbox"/> WC            | OTHER _____                            |

APPLICATION # (s): ZC-24-0045

ACCEPTED BY [Signature]

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

DATE 2-12-2024

BCC MEETING DATE 4-3-2024

TAB/CAE LOCATION Enterprise

DATE 3-13-2024

**Baughman & Turner, Inc.**  
*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

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

February 5, 2024

20-24-0045

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

**Re: Conforming Zone Change and Site Design Review  
APN 176-19-801-004**

**PLANNER  
COPY**

To Whom It May Concern,

Please let this letter serve as justification for a Conforming Zone Change and Design Review for a 15-lot single family residential subdivision. The vacant 2.5-acre site is located about 660 ft north of Gomer Road on the south side of Grand Canyon Drive. The site is more specifically identified as APN 176-19-801-004.

The proposed development is requesting a conforming zone change from R-E (2 dwelling units per acre) to RS3.3 (8 dwelling units per acre). This conforms to the proposed land use. The property is bordered by similar uses to the north, south, west, and east. All the surrounding properties are zoned RS3.3. The developer is proposing 15 lots on 2.5 acres, with a proposed density of 6.49 du/acres.

The project will have two story houses, ranging in size from 1,614 square feet to 2,643 square feet. The maximum height is 25' to match the adjacent 2-story homes. Each model will have several elevations with enhanced architectural features. Each of the homes will have electric vehicle chargers installed in the garage.

The site development will construct full offsite improvements with a detached sidewalk and 5' of landscape buffer on either side of the sidewalk along Grand Canyon Drive. A landscape plan has been provided which includes tree spacing, shrubs, and meets the low water use plant materials identified in the SNRPC plant list. In addition to the 15 lots, the subdivision will provide two (2) landscaped common areas within the subdivision.

In addition to the Conforming Zone Change and Site Design Review, we are submitting a Tentative Map and Vacation of Government Patent easements. Per the County's policy we are vacating the unnecessary patent easement lying outside the proposed dedicated right-of-way (Grand Canyon Drive) to be recorded by separate document. Both these applications are being submitted concurrently with this application. Also, we will be submitting a waiver of development standards for visitor parking stalls per table 30.04-2. Per the table, one space per five units is required (3 spaces). We feel that having visitor parking spaces will encourage the non-residents to come into this community and park. The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

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

Sincerely,  
**Baughman & Turner, Inc.**



David Turner, President

**PUBLIC HEARING**

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

**VS-24-0046-HUA UYENMI TRUST & HUA UYENMI TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Gomer Road, and between Tee Pee Lane (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/bb/ng (For possible action)

**RELATED INFORMATION:**

**APN:**

176-19-801-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant requests the vacation and abandonment of 33 foot wide patent easements located on the north, south and east portion of parcel 176-19-801-004. The applicant states that the required easements will be granted to utility companies.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WT-0779-95	Overhead power lines	Approved by PC	June 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
West	Open Lands	RS3.3	Undeveloped

**Related Applications**

Application Number	Request
DR-24-0047	A design review for a 15 lot subdivision is a companion item on this agenda.
ZC-24-0045	A zone change to reclassify from RS20 to RS3.3 zoning is a companion item on this agenda.
TM-24-500015	A tentative map for a 15 lot single family subdivision is a companion item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **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 35 feet to the back of curb for Grand Canyon Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **Building Department - Addressing**

- No comment.

### **Fire Prevention Bureau**

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

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

**APPLICANT:** SIDHOM BROTHERS COMPANY LLC  
**CONTACT:** JAMES GRINDSATFF, 2608 MOUNTAIN RAIL DR., NORTH LAS VEGAS,  
NV 89084

DRAFT





# Department of Comprehensive Planning Application Form

# 8A

ASSESSOR PARCEL #(s): 176-19-801-004

PROPERTY ADDRESS/ CROSS STREETS: Grand Canyon / Gomer

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacation

### PROPERTY OWNER INFORMATION

NAME: Uyenmi Hua  
ADDRESS: 4041 Browndeer Circle  
CITY: Las Vegas STATE: NV ZIP CODE: 89129  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: Uyenmi Hua  
ADDRESS: 4041 Browndeer Circle  
CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION

NAME: Sidhom Brothers Company LLC  
ADDRESS: 1 Ocean Harbor LN  
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-755-8180 CELL 702-755-8180 EMAIL: siddygroup@yahoo.com

\*Correspondent will receive all project communication

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

Uyenmi Hua  
Property Owner (Signature)\*

Uyenmi Hua  
Property Owner (Print)

2-1-24  
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 checked="" type="checkbox"/> TM | <input type="checkbox"/> W/C           | OTHER _____                 |

APPLICATION # (s) VS-24-0046

ACCEPTED BY [Signature]  
DATE 2-12-2024

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

BCC MEETING DATE 4-3-2024

TAB/CAC LOCATION Enterprise DATE 3-13-2024

**Baughman & Turner, Inc.**  
*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

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

October 31, 2023

VS-24-0046

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

**Re: Vacation of Government Patent Easements**  
**APN 176-19-801-004**

To Whom It May Concern,

Please let this letter serve as a request and justification for a Vacation and Abandonment of government patent easements. The 33' Patent Easements lie along the northerly, easterly, and southerly property lines of the 2.50-acre parcel.

Per the County's policy we are vacating the unnecessary patent easement lying outside the proposed dedicated right-of-way (Grand Canyon Drive) to be recorded by separate document. Any utility and/or drainage easements required will be retained.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

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

Sincerely,  
**Baughman & Turner, Inc.**



David Turner  
President

DT/ms



**PUBLIC HEARING**

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

**DR-24-0047-HUA UYENMI TRUST & HUA UYENMI TRS:**

**DESIGN REVIEW** for a proposed 15 lot single family residential development on 2.5 acres in an RS3.3 (Residential Single Family 3.3) Zone.

Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise. JJ/bb/ng (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-19-801-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single family detached residential
- Number of Lots/Units: 15
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 3,425/6,872
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,614 to 2,643
- Open Space Provided: 10,669
- Parking Required/Provided: 2 per unit/4 per unit

**Site Plan**

The site plan depicts a 2.5 acre property with 15 lots proposed and a 6 du/ac density on the east side of Grand Canyon Drive, 620 feet north of Gomer Road. Private street access is located on the east side of Grand Canyon Drive, 70 feet south of the north property line. An existing 100 foot power line easement is located on this property between the northwest corner and southeast corner of the property. The power line easement will be revised to be 70 feet wide to allow for homes to fit on all proposed lots. Each home will have a 2 car garage and driveway with 2 parking spaces. Private streets are depicted on the site plan between 28 feet and 46 feet in width with no sidewalks.

### Landscaping

The landscape plan depicts a detached sidewalk with 5 feet of landscaping on each side along Grand Canyon Drive. There are 11 trees provided adjacent to Grand Canyon Drive with another 5 trees shown on 2 of the 3 common element lots in the interior of the property. A total of 78 shrubs are shown in landscaped areas.

### Elevations

The elevations depict 4, two story home plans each with 3 elevations. The elevations on all 4 sides have a combination of textures, paints, stone veneer, accent colors, coach lighting, soffit elements, fascia returns, overhangs, faux shutters, cantilevers, window projections, off-set roof lines, tile roof, garage door pattern variety, window casings, and lap siding elements. All garages are front loaded access and face private streets.

### Floor Plans

The floor plans depict 3 to 4 bedrooms, 2,5 bathrooms, a variety of living spaces, and entry features.

### Applicant's Justification

The applicant indicates the design review elements are compatible with the area given the similar developments to the north, east, and south of the site. In addition, the property on the west side of Grand Canyon Drive is currently zoned RS3.3. This property is currently designated as Mid-Intensity Suburban Neighborhood (up to 8 du/ac) in the Master Plan.

### Prior Land Use Requests

Application Number	Request	Action	Date
WT-0779-95	Overhead power lines	Approved by PC	June 1995

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
West	Open Lands	RS3.3	Undeveloped

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

### Related Applications

Application Number	Request
VS-24-0046	A request to vacate patent easements is a companion item on this agenda.
TM-24-500015	A tentative map for a 15 lot single family subdivision is a companion item on this agenda.
ZC-24-0045	A zone change to reclassify from RS20 to RS3.3 zoning is a companion item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

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 layout of the subdivision is compatible with the surrounding area and will not create an unsightly or undesirable appearance. The proposed development is harmonious with the surrounding area and other developed lots immediately adjacent to this property, including height, intensity, density, and construction elements. Interior private streets will provide adequate circulation for the 15 proposed homes. Each lot includes 4 parking spaces where only 2 are required. Staff supports this request.

#### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive;

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SIDHOM BROTHERS COMPANY LLC**

**CONTACT: JAMES GRINDSATFF, 2608 MOUNTAIN RAIL DR., NORTH LAS VEGAS,  
NV 89084**

**DRAFT**



# Department of Comprehensive Planning Application Form

# 9A

ASSESSOR PARCEL #(s): 176-19-801-004

PROPERTY ADDRESS/ CROSS STREETS: Grand Canyon / Gomer

### DETAILED SUMMARY PROJECT DESCRIPTION

15 lot residential subdivision

*Grand Canyon WS/DR*

### PROPERTY OWNER INFORMATION

NAME: Uyenmi Hua  
ADDRESS: 4041 Browndeer Circle  
CITY: Las Vegas STATE: NV ZIP CODE: 89129  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: Uyenmi Hua  
ADDRESS: 4041 Browndeer Circle  
CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION

NAME: Sidhom Brothers Company LLC  
ADDRESS: 1 Ocean Harbor LN  
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-755-8180 CELL 702-755-8180 EMAIL: siddygroup@yahoo.com

\*Correspondent will receive all project communication

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

*Uyenmi Hua*  
Property Owner (Signature)\*

Uyenmi Hua  
Property Owner (Print)

2-1-24  
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 checked="" type="checkbox"/> ZL |
| <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 # WS/DR-24-0047

ACCEPTED BY *[Signature]*

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

DATE 2-12-2024

BCR MEETING DATE 4-3-2024

PLANNING LOCATION Enterprise DATE 3-13-2024

PLANNER  
COPY

**Baughman & Turner, Inc.**  
*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

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

February 5, 2024

**Clark County Current Planning**

500 S Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: Conforming Zone Change and Site Design Review**  
**APN 176-19-801-004**

WS/DR 24 0047

To Whom It May Concern,

Please let this letter serve as justification for a Conforming Zone Change and Design Review for a 15-lot single family residential subdivision. The vacant 2.5-acre site is located about 660 ft north of Gomer Road on the south side of Grand Canyon Drive. The site is more specifically identified as APN 176-19-801-004.

The proposed development is requesting a conforming zone change from R-E (2 dwelling units per acre) to RS3.3 (8 dwelling units per acre). This conforms to the proposed land use. The property is bordered by similar uses to the north, south, west, and east. All the surrounding properties are zoned RS3.3. The developer is proposing 15 lots on 2.5 acres, with a proposed density of 6.49 du/acres.

The project will have two story houses, ranging in size from 1,614 square feet to 2,643 square feet. The maximum height is 25' to match the adjacent 2-story homes. Each model will have several elevations with enhanced architectural features. Each of the homes will have electric vehicle chargers installed in the garage.

The site development will construct full offsite improvements with a detached sidewalk and 5' of landscape buffer on either side of the sidewalk along Grand Canyon Drive. A landscape plan has been provided which includes tree spacing, shrubs, and meets the low water use plant materials identified in the SNRPC plant list. In addition to the 15 lots, the subdivision will provide two (2) landscaped common areas within the subdivision.

In addition to the Conforming Zone Change and Site Design Review, we are submitting a Tentative Map and Vacation of Government Patent easements. Per the County's policy we are vacating the unnecessary patent easement lying outside the proposed dedicated right-of-way (Grand Canyon Drive) to be recorded by separate document. Both these applications are being submitted concurrently with this application. Also, we will be submitting a waiver of development standards for visitor parking stalls per table 30.04-2. Per the table, one space per five units is required (3 spaces). We feel that having visitor parking spaces will encourage the non-residents to come into this community and park. The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

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

Sincerely,  
**Baughman & Turner, Inc.**



David Turner, President

04/03/24 BCC AGENDA SHEET

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-24-500015-HUA UYENMI TRUST & HUA UYENMI TRS:**

**TENTATIVE MAP** consisting of 15 single family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise. JJ/bb/ng (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-19-801-004

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

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

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single family detached residential
- Number of Lots/Units: 15
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 3,425/6,872

**Site Plan**

The site plan depicts a 2.5 acre property with 15 lots proposed and a 6 du/ac density on the east side of Grand Canyon Drive, 620 feet north of Gomer Road. Private street access is located on the east side of Grand Canyon Drive, 70 feet south of the north property line. An existing 100 foot power line easement is located on this property between the northwest corner and southeast corner of the property. The power line easement will be revised to be 70 feet wide to allow for homes to fit on all proposed lots.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WT-0779-95	Overhead power lines	Approved by PC	June 1995

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
West	Open Lands	RS3.3	Undeveloped

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

### Related Applications

Application Number	Request
DR-24-0047	A design review for a 15 lot subdivision is a companion item on this agenda.
VS-24-0046	A request to vacate patent easements is a companion item on this agenda.
ZC-24-0045	A zone change to reclassify from RS20 to RS3.3 zoning is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

##### 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

- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;



- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, street lights, and traffic control.

**Building Department - Addressing**

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

**Fire Prevention Bureau**

- 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 #0068-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SIDHOM BROTHERS COMPANY LLC

**CONTACT:** JAMES GRINDSATV, 2608 MOUNTAIN RAIL DR., NORTH LAS VEGAS, NV 89084





# Department of Comprehensive Planning Application Form

# 10A

ASSESSOR PARCEL #(s): 176-19-801-004

PROPERTY ADDRESS/ CROSS STREETS: Grand Canyon / Gomer

### DETAILED SUMMARY PROJECT DESCRIPTION

15 lot residential subdivision - **TM**

### PROPERTY OWNER INFORMATION

NAME: Uyenmi Hua  
ADDRESS: 4041 Browndeer Circle  
CITY: Las Vegas STATE: NV ZIP CODE: 89129  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: Uyenmi Hua  
ADDRESS: 4041 Browndeer Circle  
CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION

NAME: Sidhom Brothers Company LLC  
ADDRESS: 1 Ocean Harbor LN  
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-755-8180 CELL 702-755-8180 EMAIL: siddygroup@yahoo.com

\*Correspondent will receive all project communication

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

*Uyenmi Hua*  
Property Owner (Signature)\*

Uyenmi Hua  
Property Owner (Print)

2-1-24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-24-5000'S

ACCEPTED BY *[Signature]*

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

DATE 2-12-2024

BCC MEETING DATE 4-3-2024

TAB/CAC LOCATION Enterprise

DATE 3-13-2024



04/03/24 BCC AGENDA SHEET

**PUBLIC HEARING**

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

**VS-23-0890-SILVERADO PROMENADE II, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue, and between Giles Street and Haven Street, and a portion of right-of-way being Giles Street between Silverado Ranch Boulevard and Landberg Avenue within Enterprise (description on file). MN/jor/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

177-28-101-003; 177-28-101-004

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

There are patent easements located along the south property lines of both subject parcels, and a 33 foot wide government patent easement located along the east property line of APN 177-28-101-004. In addition, the applicant is requesting to vacate an 8 foot wide easement along the west property line of APN 177-28-101-003. These easements are no longer necessary for development. Lastly, the applicant is requesting to vacate a portion of right-of-way (5 feet) of Giles Street to accommodate a detached sidewalk.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0661-17	Reclassified 7.5 acres from C-P and H-1 to C-2 zoning for a shopping center expansion, with waivers to allow commercial to access a local street and off-sites, and design reviews for the shopping center expansion, and increased finished grade	Approved by BCC	November 2017
VS-0663-17	Vacated rights-of-way and easements - expired	Approved by BCC	November 2017
TM-0131-17	1 lot commercial subdivision, a recorded final map was processed for the shopping center on Las Vegas Boulevard and Silverado Ranch, subject parcels east of Giles Street were not included	Approved by BCC	November 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family development
South	Entertainment Mixed-Use	C-2	Undeveloped
East	Entertainment Mixed-Use	H-1 & R-E	Undeveloped
West	Entertainment Mixed-Use	C-2	Shopping center

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

**Related Applications**

Application Number	Request
UC-23-0889	A use permit to reduce the setback of a proposed vehicle wash from a residential use to the north, waivers for cross access, allow access to a local street, reduce throat depth, and reduce departure distance, and a design review for the commercial complex with a proposed restaurant building and drive-thru, vehicle wash, and lighting plan is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Public Works - Development Review**

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

**Public Works - Development Review**

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

**Building Department - Addressing**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SILVERADO PROMENADE II, LLC**

**CONTACT: DIONICIO GORDILLO, 704 BELLE ISLE COURT, HENDERSON, NV 89012**







# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING 11A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0890</u> DATE FILED: <u>12/28/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>enhancement</u> TAB/CAC DATE: <u>1/31/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/21/24</u> FEE: <u>\$875</u>
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PROPERTY OWNER	NAME: <u>Silverado Promenade II, LLC</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: <u>702-249-0777</u> E-MAIL: <u>kroohani@gmail.com</u>
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APPLICANT	NAME: <u>Silverado Promenade II, LLC</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-379-6601</u> CELL: <u>702-379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>N/A</u>
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CORRESPONDENT	NAME: <u>Dionicio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-379-6601</u> CELL: <u>702-379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-28-101-003 & 004

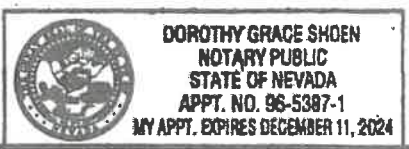
PROPERTY ADDRESS and/or CROSS STREETS: SEC of Silverado Ranch Boulevard & Giles Street

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.

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

Khusrow Roohani  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 5-30-2023 (DATE)  
 By Khusrow Roohani - manager  
 NOTARY PUBLIC: Dorothy Grace Shoen



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

June 20, 2023

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

VS 23-0890

**RE: Vacation and Abandonment of Patent Easements – (APN: 177-28-101-003 & -004)**

On behalf of Silverado Promenade II, LLC, we are requesting a vacation and abandonment of patent easements for a proposed development consisting of a vehicle wash facility and restaurant with drive-thru. The patent easements are located on the eastern, southern, and western property lines of the overall development site. The subject site is located on the south side of Silverado Ranch Boulevard and the east side of Giles Street.

The request is to vacate and abandon patent easements consisting of the following: 1) 3 foot wide easement along the west property line; and 2) 33 feet wide easements along the east and south property lines. The easements are no longer needed for road and/or easements purposes. This request will facilitate the development of the subject site.

Thank you for your consideration.

Sincerely,

*Dominic Smith*

04/03/24 BCC AGENDA SHEET

**PUBLIC HEARING**

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

**UC-23-0889-SILVERADO PROMENADE II, LLC:**

**USE PERMIT** to reduce the setback of a proposed vehicle wash from a residential use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive cross access; 2) allow access to a local street; 3) reduce throat depth; and 4) reduce driveway departure distance.

**DESIGN REVIEWS** for the following: 1) commercial center; 2) vehicle wash; 3) restaurant with a drive-thru; 4) lighting; and 5) alternative parking lot landscaping on 1.9 acres in a C-2 (General Commercial) Zone.

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

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**RELATED INFORMATION:**

**APN:**

177-28-101-003; 177-28-101-004

**USE PERMIT:**

Reduce the setback of a proposed vehicle wash from an existing residential use to the north to 142 feet where 200 feet is the minimum required per Table 30.44-1 (a 29% reduction).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive cross access where cross access to the east (a non-residential land use) is required per Table 30.56-2.
2. Allow access to a local street (Giles Street) where not permitted per Table 30.56-2.
2. Reduce the proposed driveway throat depth to 11 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 56% reduction).
3. Reduce the proposed driveway departure distance to 82 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 57% reduction).

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: None
- Site Acreage: 1.9
- Project Type: Commercial center featuring a restaurant with a drive-thru and a vehicle wash
- Number of Stories: 1

- Building Height (feet): Restaurant (18 feet, 2 inches)/vehicle wash (31 feet, 1 inch)
- Square Feet: 2,980 (restaurant)/4,859 (vehicle wash)
- Parking Required/Provided: 35/41

#### History, Site Plan, & Request

The site was reclassified to C-2 zoning via ZC-0661-17 as a part of a commercial expansion from the existing shopping center west of Giles Street. Today the applicant is proposing 2 parcels (total of 1.9 acres) to be developed as a smaller commercial center which will feature a restaurant with a drive-thru on the western parcel (177-28-101-003) and a vehicle wash on the eastern parcel (177-28-101-004). Access to the site is via 1 proposed driveway along Silverado Ranch Boulevard (north property line), and the southwest corner of the site adjacent to Giles Street.

The restaurant building is oriented north to south with the drive-thru lane on the north and west side of the building. The vehicle wash building is also oriented north to south and will be constructed along the eastern property line. The queuing lane for the vehicle wash is in the center of the complex, vehicles will head south through the queuing lane and pay station areas and head east and north towards the vehicle wash building. The site plan depicts 41 parking spaces are provided where 35 spaces are required.

The applicant is requesting a use permit to reduce the setback of the vehicle wash building from a residential use to the north to 142 feet where 200 feet is required per Code. Waivers of development standards include to not provide cross access to the non-residential use to the east, allow access to a local street (Giles Street), reduced driveway throat depth and departure distance. The design review is for the entire site design, both the restaurant with a drive-thru and vehicle wash buildings, and proposed lighting.

#### Landscaping

The existing attached sidewalk along Silverado Ranch Boulevard will remain, and a landscape strip ranging from 15.5 feet to 25 feet (featuring large trees and shrubs) will be installed adjacent to the attached sidewalk. The east property line includes a landscape area ranging from 6 feet to 11.5 feet wide which features trees, shrubs, and xeriscape. The south property line includes a 6 foot wide landscape strip also with trees and shrubs. Along Giles Street, the applicant is proposing to install a detached sidewalk with landscaping (trees and shrubs).

#### Elevations

The restaurant building includes an overall height of 18 feet, 2 inches. Exterior finishes include aluminum composite decorative metal panels, brick veneer, stucco walls, textured panels and neutral toned paint colors. The vehicle wash building has an overall height of 31 feet, 1 inch. The EIFS (Exterior Insulation and Finish Systems) include popouts over the CMU walls, decorative metal paneling, brick finishes and fabric awnings.

#### Floor Plans

The restaurant building has an overall area of 2,980 square feet which includes a dining room, kitchen, office, restrooms, customer ordering area, and back of house areas. The vehicle wash building includes a customer area, an office, restrooms, breakroom, equipment room, and the vehicle wash tunnel. The overall area of the vehicle wash building is 4,859 square feet.

Lighting Plan

The plan shows 20 foot high LED light poles. Light poles with full cut-off shields are located around the perimeter of the site. The light poles that are not shielded are within the center of the site within the parking spaces. In addition, there will be wall pack LED lamps mounted 10 feet high on the exterior of the building as well as wall pack LED lamps mounted at 8 feet high with full cut-off shields.

Applicant’s Justification

The proposed restaurant is permitted by right in the C-2 zoning district while the vehicle wash facility is a conditional use. Based on the attached site plan with corresponding setbacks and separations, the proposed uses comply with prescribed conditions except the minimum separation of 200 feet from a residential use for the vehicle car wash; therefore, a special use permit is required to modify the listed condition. The request is entirely consistent with the intent of the C-2 zoning district and Entertainment Mixed Use (EM) planned land use designation and in compliance with several goals and policies contained within the Master Plan. The EM category lists primary land uses, in part, as a mix of retail, restaurants, offices, service commercial, and other professional services. The proposed project is adjacent to an existing commercial development to the west.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0661-17	Reclassified 7.5 acres from C-P and H-1 to C-2 zoning for a shopping center expansion, with waivers to allow commercial to access a local street and off-sites, and design reviews for the shopping center expansion, and increased finished grade	Approved by BCC	November 2017
VS-0663-17	Vacated rights-of-way and easements - expired	Approved by BCC	November 2017
TM-0131-17	1 lot commercial subdivision, a recorded final map was processed for the shopping center on Las Vegas Boulevard and Silverado Ranch Boulevard, subject parcels east of Giles Street were not included	Approved by BCC	November 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family development
South	Entertainment Mixed-Use	C-2	Undeveloped
East	Entertainment Mixed-Use	H-1 & R-E	Undeveloped
West	Entertainment Mixed-Use	C-2	Shopping center

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

## Related Applications

Application Number	Request
VS-23-0890	A request to vacate and abandon patent easements and a portion of right-of-way being Giles Street 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. Staff finds that reducing the vehicle wash building setback to 142 feet is mitigated by the fact that Silverado Ranch Boulevard is an arterial street and provides an adequate physical buffer from the proposed vehicle wash building from the multiple family residential use to the north. In addition, the applicant provided a significant amount of landscaping to provide additional screening from the vehicle wash tunnel. Staff recommends approval.

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

The applicant is requesting to not provide cross access to the east where cross access is required between non-residential land uses per Table 30.56-2. Cross access is not provided to the east due to the site design of the proposed vehicle wash. The plans show that the proposed vehicle wash building is located along the entire east property line, and a landscape area with future cross access will be installed along the south property line only. Staff finds that parcel to the east is undeveloped but currently has an existing driveway along the north property line. Integrating cross access to the east where the proposed vehicle wash lanes would be implemented would cause potential points of conflicts. Staff supports the design review for the site; therefore, staff supports this request.

Waiver of Development Standards #2

Staff can support this waiver since the nearest existing residences are 651 feet to the south, and the surrounding planned land use is Entertainment Mixed-Use. Access to Giles Street from the proposed southwestern driveway allows for better on-site vehicular flow from customers exiting the restaurant drive-thru. Staff supports this request.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Staff finds that the overall design of the site lends itself to pedestrian and vehicle safety since it is a standalone commercial site. The architectural design of the buildings are aesthetically harmonious, and since staff supports all of the waivers of development standards, staff also supports this request.

**Public Works - Development Review**

Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth for both commercial driveways, as the applicant has reduced potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces. Additionally, the 2 driveways should see equal use, further mitigating potential impacts from the reduced throat depths.

Waiver of Development Standards #4

Staff has no objection to the reduced departure distance for the Silverado Ranch Boulevard commercial driveway. The applicant has provided a shared driveway for access to both parcels reducing the potential conflict that multiple driveways on Silverado Ranch Boulevard would cause.

**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 an application for a zoning inspection.

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that there are active septic permits on APN 177-28-101-003 and 177-28-101-004; to connect to municipal sewer and remove the septic systems 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 systems have 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 #0163-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SILVERADO PROMENADE II, LLC**

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





# LAND USE APPLICATION

# 12A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0889</u> DATE FILED: <u>12/28/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>anarpase</u> TAB/CAC DATE: <u>1/31/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/21/24</u> FEE: <u>\$1825</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Silverado Promenade II, LLC</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 249-0777</u> CELL: <u>(702) 249-0777</u> E-MAIL: <u>kroohani@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Silverado Promenade II, LLC</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>N/A</u>
<b>CORRESPONDENT</b>  NAME: <u>Dionicio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-28-101-003 & 004

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Boulevard & Giles Street

PROJECT DESCRIPTION: Vehicle (car) Wash and restaurant

(I, We) the undersigned swear and say that (I am, We are) (he 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.

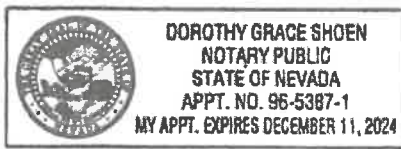
[Signature]  
Property Owner (Signature)\*

KHUSRAW ROOHANI  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11-8-2022 (DATE)

By Khusraw Roohan - Manager  
NOTARY PUBLIC: Dorothy Grace Shoen



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

UC-23-0889  
JL

June 28, 2023

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

**RE: Special Use Permit, Waivers of Development Standards, and Design review – Vehicle Wash Facility and Restaurant (APN: 177-28-101-003 & 004)**

On behalf of Silverado Promenade II, LLC, we are requesting a special use permit, waivers of development standards, and design reviews for a proposed vehicle wash facility and restaurant. The subject site is 1.9 acres, zoned C-2, and located on the south side of Silverado Ranch Boulevard and the east side of Giles Street. By way of background, the zoning for the site was approved with ZC-0661-17 in November 2017.

The proposed restaurant is permitted by right in the C-2 zoning district while the vehicle wash facility is a conditional use. Based on the attached site plan with corresponding setbacks and separations, the proposed uses comply with prescribed conditions except the minimum separation of 200 feet from a residential use for the vehicle car wash; therefore, a special use is required to modify the listed condition.

The request is entirely consistent with the intent of the C-2 zoning district and Entertainment Mixed Use (EM) planned land use designation and in compliance with several Goals and Policies contained within the Clark County Master Plan. The C-2 zoning district is intended to accommodate, in part, a full range of commercial uses, or mixed commercial uses, in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The EM category lists primary land uses, in part, as a mix of retail, restaurants, offices, service commercial, and other professional services. Characteristics of the EM category are listed as providing opportunities for compact nodes of low-intensity retail, services, and offices that serve residents of the immediate neighborhoods and scale and intensity of uses should be mitigated where centers are adjacent to existing or planned neighborhoods to promote compatibility.

#### **Special Use Permit**

Certain prescribed uses require performance measures to mitigate possible negative impacts of the use. The condition that is requested to be modified reads as follows: ***Must be set back a minimum 200 feet from any residential use on a separate property.*** The proposed vehicle car wash vacuums are approximately 142 feet from the nearest residential use (subdivided residential lot) across from Silverado Ranch Boulevard. Therefore, the request is to reduce the required setback distance between a vehicle car wash and residential use to 142 feet where 200 feet is the standard. While the proposed use does not meet the standard separation, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the requirements of Title 30. In certain circumstances such alternative standards may be considered beneficial by the Board as a tool to achieve the land development policies of the County.

In this particular instance, the requested set back reduction is for a residential use that is on the north side of Silverado Ranch Boulevard, a heavily traveled arterial street. In addition to the arterial street, the site will have 17 feet of street landscaping and additional spatial distance that combined with Silverado Ranch Boulevard will have no impact on the residential use.

The applicant has designed a facility on the site in a manner that not only buffers the use from the residential use but eliminates any potential impacts. The building is oriented so that they face away from the residential use. Other existing site, building design, and operational elements that will ameliorate and mitigate possible negative impacts include the following: 1) the proposed buildings are not immediately adjacent to residential uses; 2) the proposed facility will include screening on the perimeter with enhanced landscaping; and 3) portions of the proposed buildings will also function as screening. Therefore, the combination of the above referenced elements provides for a mitigation of the required separation or building buffer and provides for a proposed project that is a compatible use that can harmoniously coexist abutting the residential use with minimal impacts.

### **Waivers of Development Standards**

While the proposed alternatives do not comply with required provisions, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the requirements of Title 30. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The first waiver is to allow an attached sidewalk along Giles Street where a detached sidewalk is required. The purpose of the request is to continue an already established attached sidewalk farther south on Giles Street. Additionally, the intent is to vacate and abandon Giles Street, as it once was previously approved for vacation, and therefore the street would then function as a commercial drive aisle.

The second waiver is to waive cross access. While the project was originally approved as a shopping center this project is intended to be a stand along project. However, should Giles Street be vacated again, which is the intention, then the alignment will be a commercial type driveway that will function as cross access with the remaining portions of the future shopping center.

The third waiver of standards request is for alternative driveway geometrics for a reduced throat depth of 13 feet for the driveway along Silverado Ranch Boulevard. The required throat depth per Uniform Standard Drawing 222.1 is 25 feet. The proposed throat depth is consistent with other driveway geometrics in the immediate area with no known adverse impacts and exceeds the throat depths of the existing shopping center to the west. Therefore, we believe the alternative standard we are proposing will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

The fourth waiver of standards request is for alternative driveway geometrics for a reduced throat depth of 11 feet for the driveway along Giles Street. The required throat depth per Uniform Standard Drawing 222.1 is 25 feet. The reduced throat depth is on the egress side and would not have any impact on potential queuing of vehicles in the right-of-way. The throat depth on the ingress side complies with the minimum required. The proposed throat depth is consistent with other driveway geometrics in the immediate area with no known adverse impacts and exceeds the throat depths of the existing shopping

center to the west. Therefore, we believe the alternative standard we are proposing, will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

The fifth waiver of standards request is for alternative driveway geometrics for a reduced departure distance for the driveway along Silverado Ranch Boulevard. The required departure distance per Uniform Standard Drawing 222.1 is 190 feet and our site plan proposes 82 feet. The intent of the standard is to minimize any potential vehicular conflicts between vehicles turning east on Giles Street and vehicles entering or exiting the driveway along Silverado Ranch Boulevard. As with the throat depth waiver request, the proposed departure and approach distances are no different from the existing driveways to the west with no known adverse impacts. Therefore, we believe the alternative standard we are proposing, will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

### **Design Reviews**

The applicant is requesting a design review for the following: **1) site and building design as referenced per plans; 2) alternative parking lot landscaping; and 3) site and building lighting.**

The first design review with the submitted site plan depicts an effective layout of the buildings, parking areas, circulation, cross access and shared parking, and sensitivity to the nearby residential uses to the southwest and southeast. The elevations for the proposed buildings consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and other unique and modern materials and features. The architectural detailing is provided on all sides consistent with the primary/front elevation. Signage is not a part of this request and will be done with a separate design review as required by ZC-0661-17.

The vehicle wash bay does face Silverado Ranch Boulevard. In doing so, we also designed a greater width of street landscaping along Silverado Ranch Boulevard to visually obscure and screen the bay from the street. Title 30 requires a 15 foot wide landscape area and the proposed site plan depicts a 17 foot wide landscape area which effectively screens the bays. We have also added additional trees which are offset from the first row of trees to further visually obscure the bay door while still in compliance with all required site zone requirements.

The second design review is for alternative parking lot landscaping per Figure 30.64-14. The majority of the site fully complies with all provisions of Figure 30.64-14. Under Option 1 of Figure 30.64-14, the maximum number of parking spaces between islands are 6 spaces with no 8 foot wide planting strip. Due to the asymmetry of the site, there are parking areas with more than 6 spaces between landscape islands. That is partially due to the arrangement of the parking areas to mitigate for the reduced driveway throat depths. The alternative that is provided is that the site is substantially enhanced with additional landscaping along all property lines. Additionally, the parking areas are designed in smaller courts with several obscured by a building which will obscure the parking area from public view from a street.

The third design review is for site and building lighting. We are submitting a photometric plan with corresponding details on light fixtures. The lighting plan has the following elements: **1) wall pack LED fixtures on the buildings; 2) 20 foot high LED parking lot light poles throughout the site; 3) soffit mounted LED lights; and 4) LED downlights.** All light fixtures are in compliance with Title 30 and downcast to minimize or eliminate any light pollution. The photometric plan depicts values throughout the entire site but other than on the north side of Silverado Ranch Boulevard there is no residential use adjacent to the

site. The lighting values do not take into account the screening and buffering that will be provided from the landscaping. Therefore, there will not be any light intrusion to any adjacent residential use.

Therefore, the proposed uses and site location achieve the following: a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; b) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,

*Dionian Smith*



04/03/24 BCC AGENDA SHEET

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**VS-24-0035-STRIP REAL ESTATE THREE, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between I 215 and Arby Avenue (alignment) and between Las Vegas Boulevard South and Windy Street (alignment) within Enterprise (description on file). MN/nai/ng (For possible action)

**RELATED INFORMATION:**

**APN:**  
 177-05-701-018; 177-05-701-024

**LAND USE PLAN:**  
 ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 16.5 foot wide easement along the east property lines of both parcels. Also, a 33 foot wide patent easement will be vacated and abandoned that runs along the north and west property lines of APN 177-05-701-024. There will be a parking lot and an outside storage with electrical charging stations on the site, and according to the applicant, the patent easement is no longer required as the site has access from existing right-of-ways.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1055-08	Resort hotel with a use permit, design review and deviations for reduced on site parking and loading spaces, encroachment into airspace, and accessory structures - expired	Approved by BCC	March 2009

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North,	Entertainment Mixed-Use	CR	I 215
South & East	Entertainment Mixed-Use	CR	Undeveloped
West	Entertainment Mixed-Use	IP	Equipment rental business & I 215

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-24-0034	Use permit with a design review for parking lot and outside storage with a waiver for reduced throat depth and reduced EV charging stations 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 easement that is not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and 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 Arby Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- No comment.



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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** STRIP REAL ESTATE ONE, LLC

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR, SUITE 650, LAS VEGAS, NV 89135

**DRAFT**





# Department of Comprehensive Planning Application Form

# 13A

ASSESSOR PARCEL #(s): 177-05-701-018, 177-05-701-024

PROPERTY ADDRESS/ CROSS STREETS: Arby and Windy

Parking Lot and vacation of patent easements

NAME: Strip Real Estate One, LLC and Strip Real Estate Three, LLC  
ADDRESS: PO Box 93477  
CITY: Las Vegas STATE: NV ZIP CODE: 89183  
TELEPHONE: 000-000-0000 CELL: 000-000-0000 EMAIL: n/a

NAME: Strip Real Estate One, LLC  
ADDRESS: PO Box 93477  
CITY: Las Vegas STATE: NV ZIP CODE: 89183 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 000-000-0000 CELL: 000-000-0000 EMAIL: n/a

NAME: Kaempfer - Tony Celeste  
ADDRESS: 1980 Festival Plaza Dr. #650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164874  
TELEPHONE: 702-792-7000 CELL: 702-792-7048 EMAIL: apleroe@kcnvnews.com

\*Correspondent will receive all project communication

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

[Signature]  
Property Owner (Signature)

CHIP JOHNSON  
Property Owner (Print)

12/11/23  
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 type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC            | OTHER _____                 |

APPLICATION # (s) VS-24-0035

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE 4/3/24

DATE 2/7/24

BCC MEETING DATE 4/3/24

TAB/CAC LOCATION Enterprise DATE 3/13/24

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE  
[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)  
D: 702.693.4215

December 20, 2023

VIA UPLOAD

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

VS-24-0035

Re: **Justification Letter – Strip Real Estate One, LLC and Strip Real Estate Three, LLC**  
**Vacate and Abandonment of Patent Easements**  
**APNs: 177-05-701-018 & 024**

To Whom It May Concern:

Please be advised our office represents Strip Real Estate One, LLC and Strip Real Estate Three, LLC (collectively the “Applicant”) in the above-referenced matter. The Applicant is seeking to vacate and abandonment patent easements on property located on Arby Avenue just east of Windy Street. The property is more particularly described as APNs: 177-05-701-018 & 024 (collectively the “Site”). The patent easements are no longer required as the Site is access from existing right-of-way. As such, the vacation and abandonment of the patent easements are appropriate.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**UC-24-0034-STRIP REAL ESTATE THREE, LLC:**

**USE PERMITS** for the following: 1) parking lot; and 2) outdoor storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) driveway geometrics; 2) reduce parking lot landscaping; 3) reduce buffer; and 4) alternative street landscaping.  
**DESIGN REVIEW** for the following: 1) parking lot; and 2) outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the AE-65 and AE-70 Airport Environs Overlays.

Generally located approximately 600 feet west of Las Vegas Boulevard South and the north side of Arby Avenue within Enterprise. MN/nai/ng (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-05-701-018; 177-05-701-024

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the throat depth to 47 feet and 2 inches where 150 feet is the standard per Uniform Standard Drawing 222.1 (an 69% reduction).
- b. Reduce the throat depth to 68 feet and 9 inches where 150 feet is the standard per Uniform Standard Drawing 222.1 (an 54% reduction).
2. Reduce parking lot landscaping where required per Section 30.04.01D and Figure 30.04-1.
3. a. Reduce the landscape buffer width to 5 feet where 15 feet is required per Section 30.04.02 (a 67% reduction).
- b. Allow alternative landscaping where a double row of Evergreen trees planted 20 feet apart on center is required per Section 30.04.02.
4. Allow medium size trees along the street where large trees (3 inch caliper) are required per Section 30.04-1.

**LAND USE PLAN:**  
ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2447 W. Badura Avenue
- Site Acreage: 5
- Project Type: Parking lot & outdoor storage
- Parking Provided: 536

### Site Plans

The plan depicts a parking lot that spreads across 2 parcels. This parking lot will be used for overflow parking for nearby special events. The applicant will also store semi-trucks and trailers for an outside storage. Both parcels are undeveloped and will be enclosed with an 8 foot boundary wall. The parking lot will have a total of 536 parking spaces, with 8 ADA parking spaces. The drive aisle width is 24 feet throughout the parking lot. Also, there is a trash enclosure with a steel tube trellis roof.

The plans depict an 8 foot tall decorative boundary wall. There is a 6 foot split face CMU wall with a 2 foot decorative curved steel railhead. The tip of the curved steel is 6 inches away from the property line. Along the west and east boundary wall there is a 6 foot wide access point. The development will have 2 entry ways along the south property line. The throat depth for one of the entry ways is 68 feet, 9 inches and the other is 47 feet, 2 inches where the requirement is 150 feet.

For a nonresidential development, a total of 7 sustainability points is required. The site will only have 2 points. One point is for using water efficient landscaping. Another point is for providing Mojave native landscaping plants.

### Landscaping

The plans show a 4.5 foot landscape area along the north, west, and east property lines, with medium, small, or large trees planted every 30 feet, as well as islands every 8 or 12 parking spaces with a small tree in each island. Within the parking lot there are 8 separate rows of parking stalls. However, landscaping strips not landscaping islands are provided within the 8 rows. Landscape islands are only provided along the boundary walls. The applicant is requesting to waive this requirement.

Along the south property line along Arby Avenue, there is a detached sidewalk with a 20 foot landscaping strip with medium to large trees planted every 30 feet. For street landscaping, only large trees can be used. The applicant is requesting to waive this requirement.

Along the north property line, the property is adjacent to I 215. According to Section 30.04.02 a landscaping buffer must be 15 feet and have a double row of Evergreen trees planted every 20 feet. The plans depict a 4.5 foot landscaping buffer with large and medium trees planted every 30 feet. The applicant is requesting to waive this requirement.

### Applicant's Justification

The applicant wants to build a parking lot and an outdoor storage. The parking lot will be used for overflow parking and the outside storage will be for semi-trucks and trailers. The parking lot spreads across 2 parcels and will have 536 parking spaces. The parking lot will have landscaping around the perimeter of the property with a reduced number of landscaping islands. There are 2 entrances to the parking lot along Arby Avenue and the applicant wants to waive the throat depth for both. One throat depth will be 47 feet, 2 inches and the other will be 68 feet, 9 inches where 150 feet is required. There will also be an 8 foot tall CMU wall with decorative curved wrought iron fence being built along the property lines. Lastly, the applicant can only achieve two points out of the 7 required sustainability points.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1055-08	Resort hotel with use permit, design review and deviations for reduced on-site parking and loading spaces, encroachment into airspace, and accessory structures	Approved by BCC	March 2009

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	I 215
South & East	Entertainment Mixed-Use	CR	Undeveloped
West	Entertainment Mixed-Use	IP	Equipment rental & I 215

**Related Applications**

Application Number	Request
VS-24-0035	A request to vacate and abandon 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  
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.

**Use Permits #1 & #2**

Staff finds that the location for the parking lot would be beneficial to the surrounding area. The area around the proposed parking lot has commercial and industrial zoning. The property is 600 feet from Las Vegas Boulevard South and not too far from the Town Square shopping center. This parking lot will be used for overflow parking for nearby special events. The applicant will also have outdoor storage for semi-trucks and trailers as well. With the 8 foot tall perimeter wall that will be installed, it will provide a buffer for the vehicles being stored and the applicant is aware that nothing can be stacked above the boundary wall. However, staff is recommending denial of the landscaping waivers, including the reduced landscaping islands and for the landscaping buffer. As a result, staff cannot support this request.

### Waivers of Development Standards

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

### Waiver of Development Standards #2

The applicant provided 4.5 foot wide landscaping on the north, west, and east property lines with medium to small trees planted every 30 feet. Section 30.04-1 requires only large trees to be planted. Also, along the perimeter, there is a landscape island between every 8, 10, or 12 parking spaces. However, within the parking lot there are 8 separate stalls of parking spaces with a 24 foot drive aisle in between. Each parking stall has either 42, 44, or 48 parking spaces without any islands nor landscaping strip. The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing heat island effect, and to provide buffer areas between land uses of varying intensity. As a result, staff cannot support this request.

### Waiver of Development Standards #3

The property is adjacent to the I 215 along the north property line. As a result, a 15 foot landscape buffer is required with a double row of Evergreen trees planted off-set from one another. Each tree needs to be 20 feet apart on center. The applicant is providing a 4.5 foot landscaping strip with non-Evergreen trees planted every 30 feet. Although the applicant is providing landscaping along the north property line, it does not meet the buffering landscaping requirement per Title 30.04.02. Staff cannot support this request.

### Waiver of Development Standards #4

According to Section 30.04-1 for street landscaping only large trees with a 3 inch caliper is allowed. On the south property line along Arby Avenue, the applicant is using medium and large trees with a caliper between 2.5-3.5 inches. 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 recognizes the intent of the project site is to provide parking to special events that will be planned near the surrounding areas. The parcel is located 600 feet from Las Vegas Boulevard South and near the Town Square shopping center. To have an overflow of parking will be beneficial for the area being proposed. However, staff's main concern is the landscaping design. The applicant will provide a 4.5 foot landscaping strip along the new 8 foot boundary wall with landscaping islands. However, along the north property line it requires a landscaping buffer



because it is adjacent to I 215. The applicant is only providing a 4.5 foot landscaping when 15 feet is required. Also, the trees being used are not Evergreen. The street landscaping provided is 20 feet wide, however medium and large trees will be planted, when only large trees are allowed per Section 30.04-1. Also, within the parking lot there are 8 separate stalls of parking spaces. Each stall has either 42, 44, or 48 parking spaces without any landscaping islands. According to Section 30.04.01 a landscaping island is required every 6 parking spaces. Although the applicant will have 2 sustainability points because of the Mojave native plants and water efficient landscaping, the overall landscaping design does not meet Title 30 Code and regulations. As a result, staff cannot support this request.

**Public Works - Development Review**  
**Waiver of Development Standards #1**

Staff has no objection to the reduced throat depth for the driveways on Arby Avenue. Since Arby Avenue sees a low volume of traffic, staff finds the reduced throat depth should have no negative impacts. Additionally, the 2 driveways should see equal use, further mitigating potential impacts from the reduced throat depths. 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:

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

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: STRIP REAL ESTATE ONE, LLC**

**CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR. SUITE 650, LAS VEGAS, NV 89135**

**DRAFT**



# Department of Comprehensive Planning Application Form

# 14A

ASSESSOR PARCEL #(s): 177-05-701-018, 177-05-701-024

PROPERTY ADDRESS/ CROSS STREETS: Arby and Windy

LEGAL DESCRIPTION SUMMARY AND PROJECT DESCRIPTION

~~Parking Lot and vacation of patent easements~~

PROPERTY OWNER INFORMATION

NAME: Strip Real Estate One, LLC and Strip Real Estate Three, LLC  
ADDRESS: PO Box 93477  
CITY: Las Vegas STATE: NV ZIP CODE: 89183  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: Strip Real Estate One, LLC  
ADDRESS: PO Box 93477  
CITY: Las Vegas STATE: NV ZIP CODE: 89183 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer - Tony Celeste  
ADDRESS: 1980 Festival Plaza Dr. #650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674  
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: spierce@kcnvlaw.com

\*Correspondent will receive all project communication

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

Property Owner (Signature)

CHIP JOHNSON  
Property Owner (Print)

12/11/23  
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) MC-24-0034 ACCEPTED BY \_\_\_\_\_  
PC MEETING DATE \_\_\_\_\_ DATE 2/7/24  
BCC MEETING DATE 4/3/2024  
TAB/CAC LOCATION Enterprise DATE 3/13/24

UC-24 0034



# AUTHORIZATION TO SUBMIT APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: APR-23-10224

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

Notes: please print all plans (darker)

By: [Signature]

Date: 2/1/24

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

**Required Application(s):**

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

**Required Fees:**

- Refer to the attached Fee Sheet.

**Next Steps:**

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

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE  
[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)  
D: 702.693.4215

January 31, 2024

**VIA UPLOAD**

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

UC-240034

**Re: *Justification Letter – Strip Real Estate One, LLC and Strip Real Estate Three, LLC  
Design Review and Special Use Permits for a Parking Lot and Outside Storage, and Waiver of Development Standards to Reduce Throat Depth, Eliminate EV Charging Stations, Reduce Sustainability, and Reduce Parking Lot Landscaping  
APNs: 177-05-701-018 & 024***

To Whom It May Concern:

Please be advised our office represents Strip Real Estate One, LLC and Strip Real Estate Three, LLC (collectively the "Applicant") in the above-referenced matter. The Applicant is seeking to develop a parking lot on property located on Arby Avenue just east of Windy Street. The property is more particularly described as APNs: 177-05-701-018 & 024 (collectively the "Site"). The proposed parking lot and outside storage uses are temporary until the Applicant finalizes development plans. As such, the Applicant is requesting an alternative design review and waivers related to landscaping and EV charging stations until final designs are completed. Therefore, the Applicant is agreeable to a 5 year required review.

**Design Review and Special Use Permits for a Parking Lot and Outside Storage**

The Site is zoned Commercial Resort (CR). With a special use permit in a CR zoned district, a parking lot is permitted. Also, with special use permit approval, outside storage that is not an accessory use to a resort hotel, rural resort hotel, or neighborhood casino is permitted. Here, the Site is located adjacent to and near other light industrial uses that include outside storage. Therefore, special use permits for a parking lot and outside storage is compatible with the area.

The Applicant is proposing to design and develop a 536 space parking lot. The parking lot may be used for overflow parking for special events that occur near the Site and in the general Las Vegas Boulevard corridor. The Site complies with all the perimeter landscaping. The parking lot would also serve as a potential outside storage of vehicles including semi-trucks and trailers. The Applicant is aware that stacking of materials above the screened fence is not allowed and that this condition cannot be waived.

UC-24-0534

The will be two access points to the Site both from Arby Avenue. There is a proposed security gate at each entrance from Arby Avenue. The gate will remain opening during operating hours. There will be an 8-foot tall security wall consisting of a 6-foot tall split face CMU block wall with an additional 2-foot tall decorative curved steel railhead around the perimeter of the Site.

**Waiver of Development Standards**

• **Reduced Throat Depth**

With 536 parking spaces and two access points, the required throat depth is 150-feet. The Applicant is proposing a 47-foot throat depth at west entrance and a 62-foot throat depth at the east entrance. Although the Applicant is requesting to reduce the throat depth, the reduction will not pose any risk to stacking in the right-of-way. The entrances are protected on both sides from any conflicting on-site movements and there is complete circulation around the Site.

• **Eliminate EV Charging Stations**

With a proposed parking lot consisting of 536 spaces, the Applicant is required to install 27 EV charging stations with an additional 17 EV capable spaces. As indicated above, providing EV charging locations is premature until final development plans are designed.

• **Sustainability**

For nonresidential developments, a total of 7 sustainability points are required. However, the Applicant is not purposing to build any structures and, therefore, cannot achieve the 7 sustainability requirement. The Site, though, can achieve the following 2 sustainability points:

- Title 30.04.05(J)(3)(ii) – The Applicant is providing water-efficient landscaping which equals 1 point.
- Title 30.04.05(J)(3)(v)(a) – The Applicant is providing Mojave native landscaping plants which equals 1 point.

• **Reduce Parking Lot Landscaping**

Since the Site will is for a proposed parking lot and outside storage, the Applicant is not providing any internal parking lot island landscaping. The Applicant, however, is providing the required perimeter landscaping on all four sides. Also, as indicated above, providing parking lot landscaping at this time is a premature until final developments are designed.

UC-24-0034

Clark County Comprehensive Planning  
January 31, 2024  
Page 3

KAEMPFER

CROWELL

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

UC-24-0034



# DISCLOSURE FORM

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

### OWNERSHIP/INTEREST FORM FOR APPLICANT AND PROPERTY OWNER

Clark County Unified Development Code (Title 30), Section 30.16.240(a)16, requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board, except for publicly traded corporations as provided below. A disclosure form(s) shall be submitted with each application when required in accordance with the application submittal requirements. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest.

The disclosure requirement extends to both applicant and the property owner.

Use the available fields below to list all names<sup>1</sup> Note: for a Non-Profit Organization, list all Directors; for Trusts, list Trustee(s)/Beneficiary(ies):

Names listed below are for  Applicant,  Property Owner, or  Applicant and Property Owner

Full Name	Title
RESG Corporation	Manager of Strip Real Estate One, LLC and Strip Real Estate Three, LLC
Chipper Johnson	President/Secretary/Treasurer/Director of RESG Corporation

<sup>1</sup> Requires documentation evidencing listed names to be submitted concurrently with form.  
 Additional list of names is attached hereto.

I certify under penalty of perjury, that all the information provided herein is current, complete, and accurate. I also understand final action on land use approvals will not occur without the completed disclosure form.

C D Johnson  
Print Name

9.8.25  
Date



VC-24-0034

**ENTITY INFORMATION**

**ENTITY INFORMATION**

**Entity Name:**

STRIP REAL ESTATE ONE LLC

**Entity Number:**

LLC9793-2004

**Entity Type:**

Domestic Limited-Liability Company (86)

**Entity Status:**

Active

**Formation Date:**

05/06/2004

**NV Business ID:**

NV20041096424

**Termination Date:**

5/6/2504

**Annual Report Due Date:**

5/31/2024

**Series LLC:**

**Restricted LLC:**

**REGISTERED AGENT INFORMATION**

UC-24-034

**Name of Individual or Legal Entity:**

C D JOHNSON

**Status:**

Active

**CRA Agent Entity Type:**

**Registered Agent Type:**

Non-Commercial Registered Agent

**NV Business ID:**

**Office or Position:**

**Jurisdiction:**

**Street Address:**

8275 S EASTERN STE 200, LAS VEGAS, NV, 89123, USA

**Mailing Address:**

PO BOX 93477, LAS VEGAS, NV, 89193 - 3477

**Individual with Authority to Act:**

**Fictitious Website or Domain Name:**

**OFFICER INFORMATION**

**VIEW HISTORICAL DATA**

Title	Name	Address	Last Updated	Status
Manager	RESG CORPORATION	P.O. BOX 93477, LAS VEGAS, NV, 89193 - 3477, USA	03/15/2013	Active

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[Filing History](#)

[Name History](#)

[Mergers/Conversions](#)

**ENTITY INFORMATION**

**ENTITY INFORMATION**

**Entity Name:**

STRIP REAL ESTATE THREE, LLC

**Entity Number:**

E0571892008-7

**Entity Type:**

Domestic Limited-Liability Company (86)

**Entity Status:**

Active

**Formation Date:**

09/09/2008

**NV Business ID:**

NV20081522577

**Termination Date:**

Perpetual

**Annual Report Due Date:**

9/30/2023

**Series LLC:**

**Restricted LLC:**

**REGISTERED AGENT INFORMATION**

UC--24-0034

**Name of Individual or Legal Entity:**

C D JOHNSON

**Status:**

Active

**CRA Agent Entity Type:**

**Registered Agent Type:**

Non-Commercial Registered Agent

**NV Business ID:**

**Office or Position:**

**Jurisdiction:**

**Street Address:**

8275 S EASTERN STE 200, LAS VEGAS, NV, 89123, USA

**Mailing Address:**

PO BOX 93477, LAS VEGAS, NV, 89193 - 3477

**Individual with Authority to Act:**

**Fictitious Website or Domain Name:**

**OFFICER INFORMATION**

**VIEW HISTORICAL DATA**

Title	Name	Address	Last Updated	Status
Manager	RESG CORPORATION	PO BOX 93477, LAS VEGAS, NV, 89193, USA	08/17/2012	Active

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[Name History](#)

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UC-24-0034

**ENTITY INFORMATION**

**ENTITY INFORMATION**

**Entity Name:**

RESG CORPORATION

**Entity Number:**

C6131-1993

**Entity Type:**

Domestic Corporation (78)

**Entity Status:**

Active

**Formation Date:**

05/25/1993

**NV Business ID:**

NV19931050429

**Termination Date:**

Perpetual

**Annual Report Due Date:**

5/31/2024

**REGISTERED AGENT INFORMATION**

**Name of Individual or Legal Entity:**

CHIPPER D JOHNSON

**Status:**

Active

UC-24-034

**CRA Agent Entity Type:**

**Registered Agent Type:**

Non-Commercial Registered Agent

**NV Business ID:**

**Office or Position:**

**Jurisdiction:**

**Street Address:**

8275 S EASTERN AVE STE 200, LAS VEGAS, NV, 89123, USA

**Mailing Address:**

PO BOX 93477, LAS VEGAS, NV, 89193 - 3477, USA

**Individual with Authority to Act:**

**Fictitious Website or Domain Name:**

**OFFICER INFORMATION**

**VIEW HISTORICAL DATA**

Title	Name	Address	Last Updated	Status
President	CHIPPER D JOHNSON	PO BOX 93477, LAS VEGAS, NV, 89193, USA	04/07/2017	Active
Secretary	CHIPPER D JOHNSON	PO BOX 93477, LAS VEGAS, NV, 89193, USA	04/07/2017	Active
Treasurer	CHIPPER D JOHNSON	PO BOX 93477, LAS VEGAS, NV, 89193, USA	04/07/2017	Active
Director	CHIPPER D JOHNSON	PO BOX 93477, LAS VEGAS, NV, 89193, USA	04/07/2017	Active

Page 1 of 1, records 1 to 4 of 4

**CURRENT SHARES**

Class/Series	Type	Share Number	Value
	Authorized	1,000	0.010000000000

Page 1 of 1, records 1 to 1 of 1

04/03/24 BCC AGENDA SHEET

**PUBLIC HEARING**

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

**WS-24-0025-RSR INVESTMENTS, LLC & MOHAWK/OLETA SERIES:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) wall height; 2) finished grade; 3) eliminate street landscaping; and 4) off-site improvements.

**DESIGN REVIEW** for a single-family residential subdivision on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the RNP-NPO Overlay.

Generally located on the southeast corner of Oleta Avenue and Mohawk Street within Enterprise. JJ/sd/ng (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-24-601-020

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Increase the retaining wall height to 4 feet where 3 feet is allowed per Section 30.04.03 (C) (a 33% increase).
- b. Increase the screen wall height to 10 feet where a maximum of 6 feet is allowed per Section 30.04.03 (B) (a 67% increase).
2. Increase finished grade to 4 feet within 5 feet from a shared property line where a maximum of 3 feet is allowed per Section 30.04.06F.
3. a. Eliminate street landscaping along Oleta Avenue where 10 feet of landscaping is required per Section 30.04.01 (7).
- b. Eliminate street landscaping along Mohawk Street where 10 feet of landscaping is required per Section 30.04.01 (7).
4. a. Waive off-site improvements along Oleta Avenue (curb, gutter, detached sidewalk, streetlight and partial pavement) where required per Section 30.04.08 (c).
- b. Waive off-site improvements along Mohawk Street (curb, gutter, detached sidewalk, streetlight and partial pavement) where required per Section 30.04.08 (c).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

- General Summary
- Site Address: N/A
- Site Acreage: 2.5

- Project Type: Single family residential
- Number of Lots/Units: 4
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 20,022/26,959 (net)/20,022/28,885 (gross)
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 4,090, 4,190, 4,260 (residences)/ 797 (casita/pool house option)

### Site Plans

The plans depict a 4 lot single family subdivision located at the southeast corner of Mohawk Street and Oleta Avenue. A total of 4 single family lots are shown with Lot 4 having access from Mohawk Street and the other Lots (1 through 3) will have access from Oleta Avenue. As part of this application is a waiver of development standards for an increase in both retaining wall height and screening wall height (4 foot retaining and 6 foot screen wall) between Lot 3 and APN 176-24-601-02, and between Lot 4 and APN 176-24-601-029, where a 9 foot maximum (3 foot retaining wall and 6 foot screen wall) is allowed. Also, there is a request to increase grade to 4 feet within 5 feet of shared property lines along the east and south.

### Landscaping

The applicant has not submitted a landscape plan as they are requesting a waiver of development standards to eliminate street landscaping with detached sidewalks along Oleta Avenue and Mohawk Street.

### Elevations

The plans depict single family residences that are 1 story. The exterior elevations reflect mid-century, prairie, and modern designs and finishes. Elevation heights range between 16 feet to 19 feet. Exterior materials include stone veneer, stucco finish, concrete tile roof with a pitched roof line, and roll-up doors.

### Floor Plans

The proposed single story homes are 4,090 square feet, 4,190 square feet, and 4,260 square feet respectively. Floor plans include the standards associated with single family residences with either option of 3 or 4 bedrooms, bathrooms, laundry room, 2 or 3 car garage, dining room, kitchen, game room and foyer. Certain models will have a casita or pool house option.

### Applicant's Justification

The applicant states that several waivers are requested, including increased wall height for a 14 foot maximum combination wall (4 foot retaining and 10 foot screen wall as well as a 10 foot maximum combination wall (4 foot retaining and 6 foot screen wall) between Lot 4 and APN 176-24-601-029, where a 9 foot maximum (3 foot retaining wall and 6 foot screen wall) is allowed. The heightened retaining wall is necessary to ensure adequate drainage of the lot while aligning with the existing grades of both Oleta Avenue and Mohawk Street. Simultaneously, a 10 foot screen wall is being requested to enhance screening between the proposed development and the existing home to the east. This is justified by the need to balance drainage considerations with the existing topography, while also addressing concerns related to privacy and screening in the context of adjacent properties.



The requested waivers include the elimination of street landscaping along both Oleta Avenue and Mohawk Street due to maintaining the rural character of the area. Likewise, Off-site improvements are also requesting to be waived.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 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 Residential (2 du/ac)	RS20 - RNP NPO	Single family residential & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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.

Waiver of Development Standards #1a

The increase in retaining wall height to 4 feet cannot be supported by staff in relation to the increased grade within 5 feet of a shared property line. If the grade increase to 4 feet was located outside of the 5 feet of a shared property line, staff could support the increase in retaining wall height. Staff feels this can be redesigned to accommodate these conditions set out in Code. In addition, the request of 10 foot screen wall on top of the retaining wall will cause a more negative impact to the adjacent properties. Therefore, staff cannot support the request.

Waiver of Development Standards #1b

The applicant has not provided a justification as to why a 10 foot high screen wall is proposed and has not provided any mitigation of the impacts to the adjacent properties. Staff believes the request of 10 foot screen wall in addition to 4 foot retaining wall is excessive, and therefore recommends denial.

### Waiver of Development Standards#2

The request to increase grade for drainage for both Lot 3 and Lot 4 cannot be supported by staff as designed. Section 30.04.06F of Code states that no more than 3 feet is allowed within 5 feet of the shared property line. The applicant could reduce the increased grade to 3 feet within this area and still be able to provide the requested 4 feet increase within 5 feet of the property lines without the need of a waiver. In addition, retaining wall request to go above 3 feet to 4 feet would lessen impacts of an increased wall height to the adjacent properties. Staff cannot support this request.

### Waiver of Development Standards #3

Staff typically does not support requests to eliminate street landscaping requirements. While the request matches the existing immediate neighborhood, elimination of the street landscaping will increase the heat island effect; therefore, staff cannot support this request.

### Design Review

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

The layout of the proposed residential subdivision is typical for the area. The proposed elevations show a standard single family residential home often found within the County and within the immediate area. Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with the Master Plan which promotes projects that provide varied neighborhood design and/or architecture. However, since staff is not recommending approval of the above waivers, staff cannot support the design review as submitted.

### Public Works - Development Review

#### Waiver of Development Standard #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 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 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Mohawk Street, 30 feet for Oleta Avenue, and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).

### **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 #0007-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PINNACLE HOMES**

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

DRAFT



# Department of Comprehensive Planning Application Form

# 15A

ASSESSOR PARCEL #(s): 176-24-601-020

PROPERTY ADDRESS/ CROSS STREETS: Oleta Ave and Mohawk St

### DETAILED SUMMARY PROJECT DESCRIPTION

Submitting for Waivers of Development Standards and Design Reviews for a proposed 4 lot single-family residential subdivision on 2.5 gross-acres.

### PROPERTY OWNER INFORMATION

NAME: RSR Investments, LLC, Mohawk/Oleta Series  
ADDRESS: P.O. Box 97631  
CITY: Las Vegas STATE: NV ZIP CODE: 89193  
TELEPHONE: 702-228-0720 CELL \_\_\_\_\_ EMAIL: frank@pinnaclelv.com

### APPLICANT INFORMATION

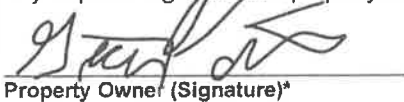
NAME: Pinnacle Homes  
ADDRESS: 9225 W Flamingo Rd, Suite 190  
CITY: Las Vegas STATE: NV ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-228-0720 CELL \_\_\_\_\_ EMAIL: frank@pinnaclelv.com

### CORRESPONDENT INFORMATION

NAME: Taney Engineering; Attn: Jessica Walesa  
ADDRESS: 6030 S Jones Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 259044  
TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ EMAIL: jessicaw@taneycorp.com

\*Correspondent will receive all project communication

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

  
Property Owner (Signature)\*

Trustee, GM Administrative Trust; Member,  
RSR Investments, LLC, Mohawk Oleta Series  
Property Owner (Print)

01/03/2024  
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) 176-24-0025  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 04/03/2024  
TAB/CAC LOCATION Enterprise

ACCEPTED BY DD  
DATE 01/30/2024  
Fee - \$1,300

DATE 03/13/2024



## TANEY ENGINEERING

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

January 23, 2024

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

PLANNER  
COPY

**Re: Oleta & Mohawk SEC**  
**APR-23-101596**  
**APN: 176-24-601-020**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Pinnacle Homes, is respectfully submitting justification for Waivers of Development Standards and Design Reviews for a proposed single-family residential subdivision.

### Project Information

The subject parcel is 2.5 gross-acres and located at the southeast corner of Oleta Avenue and Mohawk Street. The proposed development is 4 lot single-family residential subdivision. The lots range in size from 20,022 gross square feet (*20,022 net square feet*) to 28,885 gross square feet (*26,959 net square feet*), with an average lot size of 22,272 gross square feet (*21,790 net square feet*).

The parcel is currently zoned RS20 (Residential Single-Family 20), with a planned land use of RN (Ranch Estates Neighborhood), within an RNP-I (Rural Neighborhood Preservation) Overlay District. We are not requesting any modifications to the current zoning category or planned land use.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North, East, South, & West: RS20 (Residential Single-Family 20); RN (Ranch Estate Neighborhood); RNP-I (Rural Neighborhood Preservation) Overlay District

30-feet of Oleta Avenue and Mohawk Street will be dedicated and improved to rural street standards with a 32-foot-wide paved roadway and no curb, gutter, detached sidewalks, or streetlights.

### Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a 14-foot maximum combination wall (4-foot retaining wall and 10-foot screen wall) between lot 3 and APN 176-24-601-021, as well as a 10-foot maximum combination wall (4-foot retaining and 6-foot screen wall) between lot 4 and APN 176-24-601-029, where a 9-foot maximum (3-foot retaining wall and 6-foot screen wall) is allowed. The heightened retaining wall is necessary to ensure adequate drainage of the lot while aligning with the existing grades of both Oleta Avenue and Mohawk Street. Simultaneously, a 10-foot screen wall is being requested to enhance screening between the proposed development and the existing home to the east. This is justified by the need to balance drainage considerations with the existing topography, while also addressing concerns related to privacy and screening in the context of adjacent properties.



#### **Waiver of Development Standards – Off-Site Improvements (Oleta Avenue)**

This request is to waive Section 30.04.08 (C)(1)(i)(a) requiring full off-site improvements along Oleta Avenue. The proposed development is within an RNP-I (Rural Neighborhood Preservation) Overlay District where rural street standards have been previously accepted. To maintain the character of the neighborhood and match the existing development, we are proposing no curb, gutter, attached sidewalks, or streetlights, and a minimum paved roadway of 32-feet.

#### **Waiver of Development Standards – Off-Site Improvements (Mohawk Street)**

This request is to waive Section 30.04.08 (C)(1)(i)(a) requiring full off-site improvements along Mohawk Street. The proposed development is within an RNP-I (Rural Neighborhood Preservation) Overlay District where rural street standards have been previously accepted. To maintain the character of the neighborhood and match the existing development, we are proposing no curb, gutter, attached sidewalks, or streetlights, and a minimum paved roadway of 32-feet.

#### **Waiver of Development Standards – Eliminate Landscaping (Oleta Avenue)**

This request is to waive Section 30.04.01 (7)(i) to eliminate the required landscaping along Oleta Avenue. To maintain the existing rural character of the area, we are proposing no landscape buffer or sidewalks along the Oleta Avenue frontage. However, the front yards of lots 1, 2, and 3 will be landscaped to comply with Title 30 standards.

#### **Waiver of Development Standards – Eliminate Landscaping (Mohawk Street)**

This request is to waive Section 30.04.01 (7)(i) to eliminate the required landscaping along Mohawk Street. To maintain the existing rural character of the area, we are proposing no landscape buffer or sidewalks along the Mohawk Street frontage. However, the side yard of lot 1 will be landscaped behind a proposed 6-foot CMU wall.

#### **Design Review – Excess Fill**

This request is for a design review to allow for an excess fill of 4 feet within 5 feet of a shared property line, where a 3-foot maximum is allowed per Section 30.04.06 (F)(1). The excess fill is necessary to ensure adequate drainage of lot 3 while aligning with the existing grades of both Oleta Avenue and Mohawk Street. This is justified by the need to balance drainage considerations with the existing topography. The proposed excess fill is designed with careful consideration to ensure that it does not have an adverse effect on the adjacent property, underscoring a careful balance between meeting drainage needs and adapting to the existing landscape features of the surrounding area, without compromising the well-being of neighboring properties.

#### **Design Review – Architecture**

This request is for a design review of architectural floor plans and elevations. The proposed single-story homes are 4,090 square feet, 4,190 square feet, and 4,260 square feet. The exterior elevations reflect mid-century, prairie, and modern designs and finishes. A three or four car garage will be provided for each home, in addition to a full-length driveway.



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,

Jeremiah Delci-Johnson  
Senior Land Planner