



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 GilesPie Street

Las Vegas, NV 89183

August 14, 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.
 - 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
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for July 31, 2024. (For possible action)
- IV. Approval of the Agenda for August 14, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **VS-23-0860-DIAMOND STARR HILLS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Starr Hills Avenue and Chartan Avenue, and between Dahlia Grove Street and Frejus Drive within Enterprise (description on file). JJ/lm/syp (For possible action) **08/21/24 BCC**
 - 2. **UC-23-0859-DIAMOND STARR HILLS, LLC:**
USE PERMIT for a temporary gravel pit.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** hillside design standards; **2)** increase wall height and allow alternative hillside wall standards; **3)** allow attached sidewalk and alternative street landscaping; and **4)** landscaping adjacent to a less intensive use.
DESIGN REVIEWS for the following: **1)** temporary gravel pit on a 6.0 acre portion of 25.0 acres in an R-E (Rural Estates Residential) Zone; **2)** allow modified driveway standards; **3)** reduce street dedication width; **4)** preliminary grading plan in conjunction with a hillside development (slopes greater than 12%); **5)** finished grade; and **6)** a single-family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue and 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action) **08/21/24 BCC**
 - 3. **TM-23-500181-DIAMOND STARR HILLS, LLC:**
TENTATIVE MAP consisting of 40 single-family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue and 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action) **08/21/24 BCC**
 - 4. **UC-24-0353-LEKAR, RUDY H. & MICHELLE M FAM TR & LEKAR RUDY H & MICHELLE M TRS:**
USE PERMIT for a home occupation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate access gate setback; **2)** reduce setback; **3)** reduce building separation; and **4)** residential adjacency standards in conjunction with an existing single-family residence on a portion of 1.17 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Serene Avenue, 675 feet east of Decatur Boulevard within Enterprise. JJ/rp/syp (For possible action) **09/03/24 PC**

5. **VS-24-0356-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Haven Street, and between Frias Avenue and Jo Rae Avenue; a portion of the right-of-way being Pyle Avenue between Giles Street and Haven Street; a portion of the right-of-way being Haven Street between Pyle Avenue and Jo Rae Avenue; and a portion of the right-of-way being Giles Street between Pyle Avenue and Jo Rae Avenue within Enterprise (description on file). MN/rg/syp (For possible action) **09/03/24 PC**

6. **WS-24-0355-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce setbacks; and 3) eliminate street landscaping.
DESIGN REVIEW for a single-family residential attached development on 6.54 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Giles Street and the north and south sides of Pyle Avenue within Enterprise. MN/rg/syp (For possible action) **09/03/24 PC**

7. **TM-24-500068-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 64 lots and 12 common lots on 6.54 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Giles Street and the north and south sides of Pyle Avenue within Enterprise. MN/rg/syp (For possible action) **09/03/24 PC**

8. **WS-24-0347-DEAN, DONNY & WILLIAMS, VIRGINIA:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with existing single-family residences on 1.26 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Patrington Court and 375 feet north of Great Gable Drive within Enterprise. MN/my/syp (For possible action) **09/03/24 PC**

9. **UC-24-0359-DAVENPORT, NATHAN L.:**
USE PERMIT for transitional living for released offenders in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Robindale Road, 300 feet east of Ullom Drive within Enterprise. MN/mh/syp (For possible action) **09/04/24 BCC**

10. **ZC-24-0348-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 88.10 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-RPZ) Overlay. Generally located on the south side of Sunset Road and the west side of Giles Street within Enterprise (description on file). MN/gc (For possible action) **09/04/24 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: August 28, 2024.
- X. Adjournment.

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



Enterprise Town Advisory Board

July 31, 2024

MINUTES

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

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

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

Brady Bernhart, 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 July 10, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for July 10, 2024.

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

IV. Approval of Agenda for July 31, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications to be heard together:

2. PA-24-700016-BDGC ANIMAL HOSPITAL, LLC:
3. ZC-24-0332-BDGC ANIMAL HOSPITAL, LLC:
4. WS-24-0333-B D G C ANIMAL HOSPITAL, LLC:

6. SDR-24-0331-LV DECATUR FRIAS, LLC:
7. WS-24-0330-LV DECATUR FRIAS, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **COUNTY COMMISSIONER MICHAEL NAFT** at the Silverado Ranch Community Center
Commissioner Naft will be at the center during the below days and times, to answer questions about Clark County, its departments, and agencies.
 - Wednesday, August 14 - 3:00 p.m. to 4:30 p.m.
 - Monday, August 29 - 10 a.m. to 11:30 a.m.
 - **NOTICE OF ROAD CONSTRUCTION**
Clark County Department of Public Works (CCPW) is reaching out to inform you of upcoming construction activity on Jones Boulevard from CC 215 Beltway to Tropicana Avenue.
The project is located along Jones Boulevard from Clark County 215 (CC-215) to Tropicana Avenue. Improvements include road widening and pavement rehabilitation on Jones Boulevard. Additionally, there will be raised medians with left turn lanes at designated intersections, construction of ADA ramps, traffic signal modifications at existing signalized intersections, installation of ITS conduit and/or fiber optic, and utility adjustments.
Construction Start: July 22, 2024
Expected Contract Duration: 270 Calendar Days
Construction Hours: Monday - Friday, 9:00pm-6:00am on Jones Blvd from CC215 to Ponderosa Way, & 7:00am-4:00pm on Jones Blvd from
 - **FIRE STATION 39**
Groundbreaking Ceremony with Commissioner Justin Jones and Fire Chief John Steinbeck cordially invite you to commemorate the start of construction on Fire Station 39.
Wednesday, August 14, 2024
At 8:00-9:00am
6855 Raven Avenue
Las Vegas, NV 89178
 - **LVMPD ENTERPRISE AREA COMMAND AND COMMISSIONER MICHAEL NAFT PRESENT**
BRUNCH WITH BADGES
LVMPD's Enterprise Area Command and Commissioner Michael Naft will be joining diners at Broken Yolk at St. Rose to talk about Clark County, its departments, and its agencies.
Wednesday, August 14
10:00 AM. -11:00 A.M.
3458 St Rose Pkwy Ste. 10

VI. Planning & Zoning

1. **ET-24-400080 (UC-22-0312)-DIAMOND WINDMILL, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to increase the maximum combined area of all manager's units.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) office complex with a non-residential design; 2) balconies and clear windows above the first story; and 3) lighting on 0.92 acres in a C-P (Office and Professional) Zone and a CG (Commercial General) Zone. Generally located on the southwest corner of Windmill Lane and Gilespie Street within Enterprise. MN/rp/syp (For possible action) **08/20/24 PC**

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

2. **PA-24-700016-BDGC ANIMAL HOSPITAL, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on 1.60 acres. Generally located on the south side of Blue Diamond Road, 350 feet east of Conquistador Street within Enterprise. JJ/gc (For possible action) **08/20/24 PC**

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

3. **ZC-24-0332-BDGC ANIMAL HOSPITAL, LLC:**
ZONE CHANGE to reclassify 1.6 acres from H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and approximately 323 feet east of Conquistador Street within Enterprise. JJ/sd (For possible action) **08/20/24 PC**

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

4. **WS-24-0333-B D G C ANIMAL HOSPITAL, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening; 2) street landscaping; and 3) increase parking.
DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) an animal hospital on 1.6 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and approximately 323 feet east of Conquistador Street within Enterprise. JJ/sd/syp (For possible action) **08/20/24 PC**

Motion by Barris Kaiser

Action: **APPROVE:** Waivers of Development Standards #s 1 and 3

DENY: Waivers of Development Standards #2.

APPROVE: Design Reviews

ADD Comprehensive Planning conditions:

- Add 4 additional landscape fingers and no more than 2 adjacent parking spaces on western property line.
- Provide cross access to the west if compatible uses are developed.
- Approve no more than 56 parking spaces

DELETE: Comprehensive Planning bullet #1

Per staff if approved conditions

Motion **PASSED** (4-1) /NAY - Caluya

5. **SDR-24-0342-ZUFFA TORREY PINES LANDCO, LLC**
SIGN DESIGN REVIEW to allow super graphic signs for an existing recreational facility (UFC) on 14.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Rafael Rivera Way and Torrey Pines Drive within Enterprise. MN/jud/syp (For possible action) **08/20/24 PC**

Motion by David Chestnut

Action: **APPROVE**

STRIKE Comprehensive Planning Bullet #1

Per staff if approved conditions

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

6. **SDR-24-0331-LV DECATUR FRIAS, LLC**
SIGN DESIGN REVIEW for a comprehensive sign plan in conjunction with a previously approved multi-family residential development on 13.82 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the southeast corner of Decatur Boulevard and Frias Avenue within Enterprise. JJ/jor/syp (For possible action) **08/21/24 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

7. **WS-24-0330-LV DECATUR FRIAS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** residential adjacency standards; and **2)** increased lighting brightness.
DESIGN REVIEW for proposed lighting in conjunction with a multi-family development on 13.82 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the southeast corner of Decatur Boulevard and Frias Avenue within Enterprise. JJ/jor/syp (For possible action) **08/21/24 BCC**

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

8. **ZC-24-0317-SARAPUCHIELLO JOHN J TRUST & SARAPUCHIELLO JOHN J TRS:**
ZONE CHANGE to reclassify 0.64 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building. Generally located on the south side of Blue Diamond Road, 125 feet west of Rainbow Boulevard within Enterprise (description on file). JJ/rk (For possible action) **08/21/24 BCC**

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

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be August 14, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett
Action: **ADJOURN** meeting at 7:08 p.m.
Motion **PASSED** (5-0) /Unanimous

08/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0860-DIAMOND STARR HILLS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Starr Hills Avenue and Chartan Avenue (alignment), and between Dahlia Grove Street and Frejus Drive within Enterprise (description on file). JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-36-801-008

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict vacating 33 foot wide patent easements located along the west, north, and east boundaries of the parcel, along with a 3 foot wide patent easement along the south property line. The applicant indicates that the easements are no longer needed for access to the site as the roads have been established and will be dedicated with the site development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1578-06	Reclassified to R-2 zoning for a single-family residential hillside development	Approved by BCC	December 2006
TM-0469-06	18 lot single-family residential subdivision - expired	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single-family residential
South	Open Lands	PF	Undeveloped
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single-family residential

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

Related Applications

Application Number	Request
UC-23-0859	A use permit for a temporary gravel pit, with waivers for off-sites, hillside standards, driveways, retaining walls, and landscaping, and a design review for a 40 lot single-family residential subdivision is a companion item on this agenda.
TM-23-500181	A tentative map for a 40 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Starr Hills Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Comprehensive Planning - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

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



VACATION APPLICATION 1A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0860</u>	DATE FILED: <u>12/27/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>1/31/24</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>2/21/24</u>	
		FEE: <u>\$875</u>	

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

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

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

ASSESSOR'S PARCEL NUMBER(S): 176-36-801-008

PROPERTY ADDRESS and/or CROSS STREETS: Starr Hills Ave and Dahlia Grove St - CC Enterprise 89141

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

Property Owner (Signature)*

STATE OF NEVADA
COUNTY OF Clark

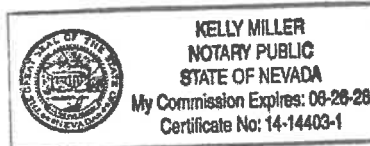
SUBSCRIBED AND SWORN BEFORE ME ON Sept. 19, 2022 (DATE)

By Danica C. Petersen

NOTARY PUBLIC: [Signature]

Diamond Starr Hills LLC

Property Owner (Print)



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

November 02, 2023

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

PLANNER
COPY
VS-23-0860

Attn: Hunter White
Principal Planner

RE: DIAMOND STARR HILLS SINGLE FAMILY RESIDENCES
APN : 161 - 31 - 603 - 003
VACATION OF PATENT EASEMENTS
JUSTIFICATION LETTER
APR 23 -100516

Dear Hunter

We respectfully request favorable consideration on the above referenced project for a Vacation application of existing easements.

The Vacation is for existing 33 foot wide Government Patent Easements located on the North, South , East and West sides of the parcel which are no longer needed

The proposed Vacation application is appropriate since all roadways have been established and are fully developed in the surrounding area.

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

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

Sincerely,



Richard C. Gallegos
Project Director

08/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0859-DIAMOND STARR HILLS, LLC:

USE PERMIT for a temporary gravel pit.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) hillside design standards; 2) increase wall height and allow alternative hillside wall standards; 3) allow attached sidewalk and alternative street landscaping; and 4) landscaping adjacent to a less intensive use.

DESIGN REVIEWS for the following: 1) temporary gravel pit on a 6.0 acre portion of 25.0 acres in an R-E (Rural Estates Residential) Zone; 2) allow modified driveway standards; 3) reduce street dedication width; 4) preliminary grading plan in conjunction with a hillside development (slopes greater than 12%); 5) finished grade; and 6) a single-family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Starr Hills Avenue, 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-36-801-008; 176-36-801-016

USE PERMIT:

Allow a temporary gravel pit in conjunction with a specified temporary construction project on a site other than the construction site in an R-E zone per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase maximum number of units to 40 units where 16 units are allowed within hillside development per Section 30.56.100 (a 150% increase).
- b. Increase the maximum allowed site disturbance area for slopes exceeding 12% in a hillside development to 100% where 50% is permitted per Table 30.56-1.
- c. Increase the maximum allowed site disturbance area for slopes exceeding 25% in a hillside development to 100% where a maximum of 35% is permitted per Table 30.56-1.
- d. Waive **the required fence or barrier abutting** construction areas where required per Section 30.56.100.
- e. Allow alternative height of required hillside cuts and walls where required per Sections 30.56.100 and 30.64.020, and Figure 30.64-1.
- f. Waive site re-vegetation within 90 days of completion of work where required per 30.56.100.
- g. Waive increased rear yards and open fences where private property abuts publicly held lands not intended for future development per Section 30.56.100.

2.
 - a. Allow a 16 foot **high** wall (10 foot **retaining** with a 6 foot screen wall) between lots where walls **up to** 9 feet of vertical height **must have** a 6 foot horizontal off-set and where **anything** over 9 feet **high** must be a decorative fence per Section 30.64.020.
 - b. Allow a 10.7 foot **high** wall (4.7 foot **retaining** with a 6 foot screen wall) along a street (Starr Hills Avenue) where walls **up to** 9 feet of vertical height **must have** a 6 foot horizontal off-set and where **anything** over 9 feet **high** must be a decorative fence per Section 30.64.020.
 - c. Allow an 11 foot **high** wall (5 foot **retaining** with a 6 foot screen wall) along a project boundary (west, north, and east) where walls **up to** 9 feet of vertical height **must have** a 6 foot horizontal off-set and where **anything** over 9 feet **high** must be a decorative fence per Section 30.64.020.
3. Allow an attached sidewalk and alternative street landscaping along Starr Hills Avenue where landscaping and detached sidewalk are required per Figure 30.64-17.
4. Waive landscaping adjacent to a less intensive use where 1 tree per 30 feet per Table 30.64-1 and Figure 30.64-11 is required.

DESIGN REVIEWS:

1. Temporary gravel pit.
2.
 - a. Reduce driveway location to 5.5 feet from property line where 6 feet is required per Uniform Standard Drawing 222 (an 8.3% reduction).
 - b. Reduce single car driveway width to 10.5 feet where 12 feet is required per Uniform Standard Drawing 222 (a 12.5% reduction).
3. Reduce street dedication width to **30 feet (half street)** where **50 feet (half street)** is required per Section 30.52.030.
4. Preliminary grading plan for a single-family residential development within a Hillside Area (slopes greater than 12%).
5. Increase finished grade up to 72 inches (6 feet) where **36 inches (3 feet)** is the standard per Section 30.32.040 (a **100%** increase).
6. A proposed single-family residential development.

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
 ENTERPRISE - OPEN LAND (OPEN SPACE/GRAZING/VACANT LAND; RESIDENTIAL UP TO 1 DU/10 AC)

BACKGROUND:

Project Description

- General Summary
- Site Address: N/A
- Site Acreage: 5 (single-family residential)/6 (portion of 25) (temporary gravel pit)
- Project Type: Single-family residential
- Number of Lots: 40
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,720/ 3,302
- Number of Stories: 1 & 2

- Building Height (feet): 15.5 (minimum)/35 (maximum)
- Square Feet: 1,557 (minimum)/2,475 (maximum)
- Open Space Required/Provided: 0/12,187

Site Plan & History

The site was previously approved for an 18 lot single-family residential subdivision within Hillside Development (ZC-1578-06), which included waiver for modified street landscape buffer and modified street improvements, including attached sidewalk and 10 foot wide street landscaping. The zoning remains for the site; however, the design approvals have since expired.

The proposed plan depicts a 40 lot residential subdivision within the Hillside Development area with a density of 8 dwelling units per acre and lots ranging in size from 3,302 square feet to 3,720 square feet. Access to the subdivision is from a 48 foot wide gated entry street from Starr Hills Avenue. Street landscaping is provided along Starr Hills Avenue with 15 feet of landscaping behind an attached sidewalk. The plans depict 6 common element lots with a total area of approximately 14,048 square feet. These common elements are located along Starr Hills Avenue, along the entrances to the development, and along the north and west sides of the site. A dog park and community pool are provided on 2 common element lots within the center of the subdivision. The community pool site consists of a 600 square foot pool with 3 cabanas and the dog park site consists of a large dog area, small dog area, and shade structures. All lots within the subdivision are accessed from 37 foot wide private stub streets. The reduction in driveway location and width are for 2 lots where the models have 2 single car garages (Model A).

Grading & Retaining

Fourteen of the lots are shown on the southern end of the property where the proposed slope is between 0% and 12%, the remaining site to the north includes 25 lots with slopes between lots from 12% up to 100%. The entire site will be disturbed for grading and development. Along the southern portion of the site, up to 72 inches of fill will be provided on lots 9 through 13. Between the back-yards of lots 8 through 14 and lots 15 through 20, there are two, 10 foot high retaining walls that are off-set by 10 feet. **The overall finished grade difference for these lots will be up to 21 feet.** Between the back-yards of lots 21 through 26 and lots 27 through 33, there are two, 10 foot high retaining walls that are off-set by 10 feet. **The overall finished grade difference for these lots will be up to 25 feet.** Along the north property line of lots 34 through 40 there is a 10 foot high retaining wall with 6 foot screen wall.

Landscaping & Screening

The plans depict a 15 foot wide landscape area at the back of an attached sidewalk along Starr Hills Avenue which includes ten, 24 inch box trees spaced 40 feet apart with shrubbery and an up to 4.7 foot retaining wall with 6 foot screen wall. Internal common lots for a dog park and community pool with barbecue and children's playground facilities are shown. Along the west and east property lines 5 foot high retaining walls with 6 foot screen walls are provided in addition to the existing retaining and screen walls. On some portions of the east and west property lines, the additional retaining and screen walls are offset up to 5 feet from the property lines and the existing fencing. There are no natural areas retained within the boundary of the 5 acre-residential subdivision. The area encompassing the temporary gravel pit on the Bureau of

Land Management (BLM) site will meet the BLM standards for extraction, slope, and remediation standards.

Elevations

The plans depict 1 and 2 story residences with a minimum height of 16 feet and a maximum height of 35 feet. There are 2 models that have an interior elevation change which integrates the site grade increase across some of the proposed lots. Each residence will have a pitched roof with concrete tile for roofing material. The exterior of the residences provides a combination of stucco painted in earth tone colors with stone or brick veneer. The designs include pop-outs, recesses, window fenestrations and other architectural features to break-up the vertical and horizontal surfaces of the buildings to enhance residences.

Floor Plans

The plans depict 4 models for single-family residences that are between 1,557 square feet to 2,475 square feet in area. Each residence will have either a 2 or 1 car garage.

Applicant's Justification

The applicant indicates that the proposed temporary gravel pit will be development in conjunction with the residential development. Due to the existing grades and slopes of the proposed residential development, to be able to accommodate the necessary grades and not have a steep high vertical wall on the north side of the residences, the applicant has worked with the Bureau of Land Management (BLM) to allow for grading of a portion of the 25 acre parcel to the north. The area approved for grading on the BLM parcel will be limited to an overall area of 6 acres which will allow the applicant to extract the gravel from the hillside to provide appropriate drainage protection of the residential development. The grading of the site and temporary gravel pit site will be accomplished by mechanical extraction (no blasting or drilling). There will be no batch plant on the site. The temporary gravel pit will occur in conjunction with the BLM Sales of Mineral Materials contract (N-101749) which will combine the purchase of Federal minerals on both private and public lands to comply with federal regulations. The proposed slopes will not exceed 33% and will meet all BLM standards. Process of materials will occur off-site. The applicant also indicates that proposed earthwork removal will occur Monday through Saturday between 7:00 a.m. to 6:00 p.m. and anticipate the time frame for earthwork removal will be less than 24 months.

The applicant believes that the proposed residential subdivision is compatible with the existing residential developments to the west and east.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1578-06	Reclassified the site to R-2 zoning for a single-family residential hillside development	Approved by BCC	December 2006
TM-500469-06	18 lot single-family residential subdivision - expired	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single-family residential
South	Open Lands	PF	Undeveloped
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single-family residential

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

Related Applications

Application Number	Request
VS-23-0860	A request to vacate patent easements is a companion item on this agenda.
TM-23-500181	A tentative map for a 40 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

The proposed temporary gravel pit is located on the southerly 6 acre portion of the 25 acre BLM parcel north of the requested single-family residential subdivision. The site has been reserved by Clark County for a future trail area. The land use category requires adequate buffering from existing residential uses which are located to the east, southeast, and southwest of the identified gravel pit area as determined by the Commission or Board. The applicant has indicated that the temporary gravel pit removal of material should not take longer than 24 months. Staff is concerned that more than 2 years will be needed to extract material due to the drainage and permit approval process. While the access to the gravel pit area will be through the southerly 5 acres that will be developed residential, staff is concerned with the proposed grades and impact to any trail design in the future that may connect the common elements that surround the knoll that will be partially removed with this proposed use. Staff recommends denial.

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.

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.

Waivers of Development Standards #1, #2, & 4 & Design Reviews #1 & #4

The purpose of the hillside development standards is among other items listed in Title 30, designed to minimize grading and site disturbance on hillsides to maximize compatibility with the natural terrain, encourage the reasonable, safe and aesthetic use of the steep and inconsistent topography of the natural hillsides, establish a transition zone between hillside development and more intensive development, and ensure conservation of these area as a visual resource.

A healthy and sustainable natural and built environment encourages land development that minimizes alteration of the natural landform. In addition, the requested additional area of disturbance and wall heights and type exceeds the previously approved request on the site, and greatly exceeded the Hillside Development Regulations. This request does not comply with Goal EN 3.2 which encourages protecting distinctive topographic features for parks and open space or Goal EN 3.3 which encourages new development to provide and maintain access to public lands through access easements and trail connections. While several developments within the immediate area have been partially graded to accommodate residential developments, these developments were subject to the Hillside Development Regulations contained within Title 30 and provided natural areas adjacent to the BLM parcel. The development to the east provided lots that ranged in size from 4,000 square feet to 11,758 square feet with a 36,075 square foot common area open along the north portion of the development that provides a natural area within the subdivision. Those natural areas were provided along the boundary of the BLM parcel where with this request, the proposed temporary gravel pit, is situated. The proposed design does not accommodate the natural area and exceeds the existing wall heights on the adjoining existing residential developments. Additionally, the proposed temporary gravel pit is not designed to provide a usable trail and only for the removal of materials to provide an area to benefit the development of the site versus the community or adjoining residential properties and become a scarp on the landscape. In addition to the increased area of disturbance the proposed development exceeds the recommended density, and no natural area is provided as was previously approved on the site and for the developments to the east and west. Lastly, **the** zoning designation does not guarantee density for a site. For these reasons, staff cannot support these requests as designed.

Waiver of Development Standards #3

Staff finds that the existing residential properties adjacent to the site have attached sidewalks, however, staff is unable to support the request as detached sidewalks provide an opportunity for pedestrian safety to be provided with the street design. Additionally, trees planted along a detached sidewalk allow for an opportunity on the north side of a right-of-way to provide some shade relief for pedestrian traffic. Therefore, staff cannot support the request.

Design Review #6

The proposed design does not take into consideration the development standards for property located within the Hillside Development areas. The design does not take into consideration a natural boundary that will complement the existing adjoining residential subdivisions site designs that accommodate pedestrian access the natural boundary created by the existing terrain. Staff finds that a reduction in the number of lots, would provide for greater opportunity to develop the site with the consideration to the established development standards approved for the adjoining properties. Therefore, staff cannot support the residential development design.

If this request is approved, staff recommends that there be no rock crushing or blasting on site and that the construction hours are limited to 6:00 a.m. to 6:00 p.m. as was previously approved for the site.

Public Works - Development Review

Design Review #2a

Staff has no objection to the reduction in the distance from the driveways to the property line as the reduction is minimal and should not have a negative impact on the residents. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Design Review #2b

Staff has no objection to the request to reduce the driveway width for the single driveways within the development as it will only be for one model type and will not impact the visibility of vehicles exiting the driveway. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Design Review #3

Staff has no objection to the request to reduce the width of Starr Hills Avenue. The 30 foot dedication matches what has been approved in this area. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Design Review #5

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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;
- No rock crusher or blasting on site;
- Construction hours 6:00 a.m. to 6:00 p.m.;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 4 years from the approval date (or the time required to complete the construction project, whichever comes first for the temporary gravel pit site) the application must commence or the application will expire unless extended with approval of an extension of time; design review as a public hearing for final grading plan; 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Starr Hills Avenue.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0022-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

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



LAND USE APPLICATION 2A

DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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 #)	STAFF APP. NUMBER: <u>WS-23-0859</u> DATE FILED: <u>12/27/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/31/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/21/24</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>DIAMOND STARR HILLS LLC c/o PETERSEN MANAGEMENT LLC</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-734-9393</u> CELL: <u>702-768-1861</u> E-MAIL: <u>dpetersen@visiconlv.com</u>
	APPLICANT NAME: <u>PETERSEN MANAGEMENT LLC - DARREN C. PETERSEN, MANAGER</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-734-9393</u> CELL: <u>702-768-1861</u> E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: <u>186247</u>
CORRESPONDENT NAME: <u>RICHARD C. GALLEGOS - D C PETERSEN PROFESSIONAL CONSULTANTS</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-734-9393</u> CELL: <u>702-524-0054</u> E-MAIL: <u>rgallegos@visiconlv.com</u> REF CONTACT ID #: <u>168799</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-36-801-008 ✓

PROPERTY ADDRESS and/or CROSS STREETS: North side of Starr Hills Avenue between Fejus Drive and Dahlia Grove Street

PROJECT DESCRIPTION: Waiver of Development Standards and Design Review for a 40 lot Single Family residential (gated) subdivision on 5.00 gross acres in R-2 zone

(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 produced. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

DARREN C. PETERSEN, Manager

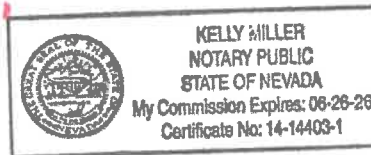
Property Owner (Signature)*

Property Owner (Print)

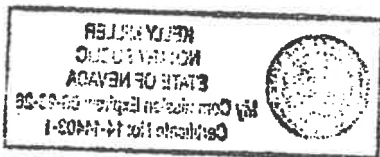
STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 18, 2023 (DATE)

By Darren C. Petersen
NOTARY PUBLIC: _____



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



DC Petersen Professional Consultants

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



November 1, 2023, December 14, 2023 REVISED

Clark County Current Planning
500 Grand Central Parkway, 1st floor
Las Vegas, Nevada 89101

**PLANNER
COPY**
WS-23-0859

Attn: Hunter White, Principal Planner

**RE: Diamond Starr Hills Single Family Residences
APN: 161-31-603-030
Justification Letter
Waiver of Development Standards and Design Reviews
APR-23-100517**

Dear Hunter:

On behalf of the applicant, we are submitting for the following applications: eight (8) Waiver of Development Standards and three (3) Design Reviews.

The site is located on a five (5) gross acre parcel, generally located on the north side of Starr Hills Avenue between Frejus Drive and Dalia Grove Street, approximately 1,330 feet west of Decatur Boulevard alignment. The site is zoned R-2 and has a Planned Land Use of MN (Mid Intensity Suburban Neighborhood). Approximately 65% of the site is located within the Hillside and Foothills Transition Boundary Area.

Design Review #1: The applicant is seeking a Design Review for a 40-lot single family residential (attached) development. The project will be gated. The lot sizes range from 3,305 sf to 3,720 sf. The homes will be one (1) and two (2) stories with a maximum height of 32 feet. The homes will have pitched roofs with Spanish tile roof covering, painted exterior cement plaster and stone veneer. Door and window openings have a pop-out accent.

The development will have four (4) model homes consisting of: Model A – 3 bedrooms, 3 baths, 2 car garages with 1,207 sf of living area. Model B – 3 bedrooms, 2 baths, 1 car garage with 1,306 sf of living area. Model C – 3 bedrooms, 2.5 baths, 2 car garage with 1,670 sf of living area. Model D – 4 bedrooms, 2.5 baths, 2 car garage with 1,950 sf of living area.

Approximately 12,187 sf of open space area has been dedicated. Two (2) common lots have been provided to benefit the development with one (1) lot containing the community pool and recreation area including shade structures and BBQ areas, etc. The other lot will contain two (2) dog parks for large and small dogs.

All homes will be energy efficient and have water smart technology. Site landscaping will be restricted to drought tolerant plants and trees.

Design Review #2: The applicant is seeking a preliminary Grading Plan within the Hillside and Foothills Transition Boundary Area.

Design Review #3: The applicant is also seeking a Design Review to increase the fill height above the allowable amount. The anticipated total fill height will be 72 inches. There would be no impact to any adjacent neighbors since we are matching grades along the east and west boundaries. The increased fill height occurs only at Lots 9, 10, 11, 12 and 13 and will have no impact to the immediate neighbors.

Waiver of Development Standards #1: The applicant is asking to allow an attached sidewalk with a fifteen (15'-0") foot landscape strip on Starr Hills Avenue, where a detached sidewalk is required. The adjacent residential developments have an attached sidewalk and to provide continuity for pedestrians between existing conditions. The applicant is providing for an attached sidewalk with an additional five (5'-0") feet of landscaping.

Waiver of Development Standards #2: The applicant is requesting to provide a half street width of thirty (30'-0') feet (Starr Hills) with a five (5'-0") foot attached sidewalk where sixty (60'-0) feet is required along a Township Line alignment. This request is consistent with adjacent conditions which are 30 feet for the street with a 5 foot sidewalk. Fifteen (15'-0") feet of landscaping has been provided behind sidewalk.

Waiver of Development Standards #3a: The applicant is requesting to allow a 100% disturbance of the hillside with slopes between 12% to 25%.

Waiver of Development Standards #3b: The applicant is requesting to allow a 100% disturbance of the hillside with slopes greater than 25%.

The disturbance is necessary to match the existing adjacent grades with the developments on the east and west sides. The grading and earthwork operations will consist of NO Blasting or Drilling and will be performed using conventional mechanical methods and earthwork equipment. The applicant indicates the process will take longer and more costly; however, will be much more conducive to the neighbors.

The proposed earthwork will occur in conjunction with the BLM Mineral Sales contract that the applicant has in place. Essentially, we are combining the purchase of Federal minerals on both private and BLM lands to comply with Federal regulations and to avoid the creation of high vertical walls during development of the private lands. This creates a cohesive interface with the private and BLM land boundary and will aid in future development of BLM land.

Waiver of Development Standards #4a: The applicant is requesting to allow a 5'-6" driveway location from property line where 6 feet is required per USD 222.

Waiver of Development Standards #4b: The applicant is requesting to allow a 10'-6" wide single car driveway width where 12 feet is required per USD 222.

This condition only occurs at Model A where there are two (2) single car garages. The driveway location and width reduction will have no impact on adjacent neighbors and is necessary to develop the homes on the lots.

Waiver of Development Standards #5: The applicant is requesting to allow a hillside retaining wall height of ten (10'-0" feet where a maximum of 9 feet is allowed per 30.64.050 F vi and figure 30.64-1. To minimize the amount of retaining walls and to conform to site

Topography. The applicant is proposing (2) 10 foot high retaining walls internal to the site and proposed a 10 foot separation in lieu of 6 foot to offset the additional 12 inches. The upper wall at the property line will have a 6 foot high open steel fence.

Waiver of Development Standards #6: The applicant is requesting to allow a 5 foot high retaining wall with a 6 foot high screen CMU wall above, where a maximum of 3 foot retaining is allowed.

Waiver of Development Standards #7: The applicant is requesting to allow forty (40) lots in the Hillside where twenty-four (24) lots are maximum.

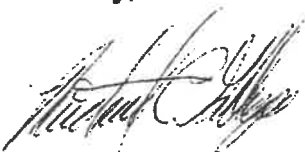
Waiver of Development Standards #8: The applicant is requesting to omit the landscaping adjacent to a less intensive use. The North property is zoned R-E and undeveloped; however, the Land Use and Zoning District will likely change since there is a reservation by the County for low-income housing.

Summary:

1. The proposed development is compatible with existing adjacent development to the west and east and existing development in the area;
2. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
3. Building and landscape materials are appropriate for the area and for the County;
4. Building elevations, design characteristics, and other architectural and aesthetic features are no unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
5. Appropriate measures are taken to secure and protect public health, safety and general welfare; and
6. FAA and other additional requirements and standards if required will be complied with.

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

Sincerely,



Richard C. Gallegos
Project Director

3R

REVISED

08/21/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500181-DIAMOND STARR HILLS, LLC:

TENTATIVE MAP consisting of 40 single-family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Starr Hills Avenue and 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-36-801-008

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residential
- Number of Lots/Units: 40
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,720/3,302

Project Description

The plan depicts a 40 lot single-family residential subdivision within the Hillside Development area. Access to the subdivision is from a 48 foot wide gated entry street from Starr Hills Avenue. Street landscaping is provided along Starr Hills Avenue with 15 feet of landscaping behind an attached sidewalk. A dog park and community pool are provided on 2 common element lots within the center of the subdivision. All lots are accessed from 37 foot wide private stub streets.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1578-06	Reclassified to R-2 zoning for a single-family residential hillside development	Approved by BCC	December 2006
TM-500469-06	18 lot single-family residential subdivision - expired	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single-family residential
South	Open Lands	PF	Undeveloped
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single-family residential

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

Related Applications

Application Number	Request
UC-23-0859	A use permit for a temporary gravel pit, waivers of development standards for offsites, hillside standards, driveways, retaining walls, and landscaping with design review for a 40 lot single-family residential subdivision is a companion item on this agenda.
VS-23-0860	A request to vacate patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30. However, staff is not supporting the companion development design of the subdivision; staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Starr Hills Avenue.

Comprehensive Planning - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street name Rose Hills is previously recorded and shall have an approved street name.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0022-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

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



TENTATIVE MAP APPLICATION 3A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500191</u> DATE FILED: <u>12/27/23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1/31/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/21/24</u> FEE: <u>\$750</u>

PROPERTY OWNER	NAME: <u>DIAMOND STARR HILLS LLC c/o PETERSEN MANAGEMENT LLC</u>
	ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 768 - 1861</u>
	E-MAIL: <u>dpetersen@visiconlv.com</u>

APPLICANT	NAME: <u>PETERSEN MANAGEMENT LLC - DARREN C. PETERSEN , MANAGER</u>
	ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 768 - 1861</u>
	E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: <u>186247</u>

CORRESPONDENT	NAME: <u>RICHARD C. GALLEGOS - D C PETERSEN PROFESSIONAL CONSULTANTS</u>
	ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 524 - 0054</u>
	E-MAIL: <u>rgallegos@visiconlv.com</u> REF CONTACT ID #: <u>168799</u>

ASSESSOR'S PARCEL NUMBER(S): 176 - 36 - 801 - 008

PROPERTY ADDRESS and/or CROSS STREETS: North side of Starr Hills Avenue between Fejus Drive and Dahlia Grove Street
 TENTATIVE MAP NAME: DIAMOND STARR HILLS SINGLE FAMILY RESIDENCES

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 true, correct 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 held and (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)* STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>July 17, 2023</u> (DATE) By <u>Darren C. Petersen</u> NOTARY PUBLIC: _____	_____ DARREN C. PETERSEN , MANAGER Property Owner (Print)
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------



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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0353-LEKAR, RUDY H. & MICHELLE M FAM TR & LEKAR RUDY H & MICHELLE M TRS:

USE PERMIT for a home occupation.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate access gate setback; **2)** reduce setback; **3)** reduce building separation; and **4)** residential adjacency standards in conjunction with an existing single-family residence on a portion of 1.17 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Serene Avenue, 675 feet east of Decatur Boulevard within Enterprise. JJ/rp/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-302-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate front setback for an access gate along a collector street to zero feet where 20 feet is required per Section 30.04.03E (a 100% decrease).
2. Reduce side setback (accessory structure B) to 1 foot 10 inches where 5 feet is required per Section 30.02.04B (a 64% decrease).
3.
 - a. Reduce the building separation between the primary dwelling and accessory structure A to 5 feet where 6 feet is required per Section 30.02.04B (a 17% reduction).
 - b. Reduce the building separation between the primary dwelling and accessory structure C to 5 feet where 6 feet is required per Section 30.02.04B (a 17% reduction).
4. Allow inconsistent building facades design for a building visible from a public street or residential district per Section 30.04.06G.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4695 W. Serene Avenue
- Site Acreage: 1.17
- Project Type: Home occupation and accessory structures
- Building Height (feet): 11. 6 (structure A)/14.5 (structures B & C)/14.6 (structure D)/25 (structure E)

- Square Feet: 256 (structure A)/576 (structure B)/990 (structure C)/896 (structure D)/2,270 (structure E)/3,200 (primary dwelling)

Request & Site Plan

The plan depicts a 3,200 square foot single-family residence that is accessed via Serene Avenue. The plan shows 4 existing accessory structures and existing access gates. Accessory structure A (shade structure) has a building separation of 5 feet from the primary dwelling. Structure B (shade structure) is setback 1 foot 10 inches from the east property line. Structure C (shade structure) is setback 5 feet from the west property line and has a building separation of 5 feet from the primary dwelling. Structure D (shade structure) is setback 18 feet from the west property line. Structure E (shade structure) is setback 19 feet from the west property line and 18 feet 6 inches from the south property line. The existing access gates along Serene Avenue are setback zero feet.

This request also includes a use permit to allow any storage associated with a home occupation to be located outside.

Landscaping

There are no proposed changes to the existing landscaping associated with this application.

Elevations

The plan depicts an accessory structure A (shade structure) measuring 11 feet 6 inches in height with a fabric cover and steel materials. Structures B and C (shade structure) measure 14 feet 5 inches in height, structure D measures 14 feet 6 inches in height, and structure E measures 25 feet in height. The structures have a steel slope roof and sliding aluminum panels. The plan also depicts a 4 foot 6 inch high decorative masonry wall along a collector street to zero feet.

Floor Plans

The plan depicts accessory structure A (shade structure) is 256 square feet, structure B (shade structure) is 576 square feet, structure C (shade structure) is 990 square feet, structure D (shade structure) is 896 square feet, and structure E (shade structure) is 2,270 square feet.

Applicant's Justification

The applicant states the proposed use for a home occupation with associated storage is in harmony with the purposed, goals, objective and standards set by Clark County, as it is consistent with the Master Plan for the area and is permitted within the existing zoning classification. The applicant indicated that the use is currently in existence, and uses less than 50% of the large lot for occasional storage of material used in his temporary structure business. The applicant is not aware of any complaints or objections at this location.

The applicant states although they request a reduction of the side setback from 5 feet to 1 feet 10 inches for the accessory structure B, the landowner is prepared to move the structure to a 5 foot setback if required to do so.

The applicant indicated that there will be no fabrication, service or maintenance of equipment on the site. The site is screened by landscaping to the east, west, and south perimeters with an 8 foot

landscape buffer with mature Modell Pine trees. The applicant states the inconsistent building façade designs have been in place for several years with no complaints and the neighbor to the immediate east of the site has a nearly identical shade structure near the shared eastern boundary wall.

The applicant stated that the access gates are more than 40 feet from the existing edge of pavement on the right-of-way.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped
South	Business Employment	IP	Undeveloped
East	Business Employment	RS20	Single-family residence
West	Business Employment	RS20	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

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 reviews use permit requests to ensure compatibility with existing development in the area and finds the outside storage will be visually obtrusive on adjacent properties. This type of outside storage should be done in industrial zoning districts. Staff finds this request constitutes as a self-imposed hardship; therefore, staff cannot support this request.

Waivers of Development Standards # 1 & 2. 3

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

Waivers of Development Standards #1 through #3

Staff finds that the request for the access gate setback along a collector street to be zero feet is a self-imposed hardship and could pose a potential safety risk. Staff understands the building separation between the accessory structure B and accessory structure C should not be detrimental to the aesthetics of the property and should not negatively impact the adjacent neighbors. However, staff finds that the accessory structures could have been designed to meet the minimum building separation requirements based on the size of the lot. Therefore, staff cannot support these requests.

Waiver of Development Standards #4

Building design standards are implemented to ensure that development within the urban area adjacent to residential development is visually appealing. Although the existing shade structure has been placed for several years with no complaints, the roofline and color that was used for the shade structure can be visible from a residential district, the materials do not match the primary residence. Staffs finds the canvas and aluminum material of the shade structures are not in harmony with the surrounding neighborhood and it will have a negative impact on adjacent properties or the character of the neighborhood. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at 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:

APPLICANT: RUDY LEKAR

CONTACT: BLACK & WADHAMS, 10777 WEST TWAIN AVENUE, SUITE 300, LAS VEGAS, NV 89135

DRAFT



Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): APN 177-19-302-002

PROPERTY ADDRESS/ CROSS STREETS: 4695 W. Serene Ave., Las Vegas NV 89135

DETAILED SUMMARY PROJECT DESCRIPTION

1. Special Use permit per 30.03.03(13)(C);(B) for outdoor storage w/ home occupying
2. Waiver of Development Standards per 30.04.06(E)(1) for Residential Adjacency (outdoor storage) and Residential Adjacency (architectural compatibility);
3. Design Review per 30.04.05.D.7). See justification letter for more details.

PROPERTY OWNER INFORMATION

NAME: The Rudy H. and Michelle M. Lekar Family Trust
 ADDRESS: 4695 W. Serene Ave
 CITY: LV STATE: NV ZIP CODE: 89135
 TELEPHONE: _____ CELL 702-308-6153 EMAIL: Rudy@FCFLV.com

APPLICANT INFORMATION (must match online record)

NAME: The Rudy H. and Michelle M. Lekar Family Trust
 ADDRESS: 4695 W. Serene Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702-308-6153 EMAIL: Rudy@FCFLV.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Paul E. Larsen, Esq.
 ADDRESS: 96 Black & Wadsworth 10777 W. Twam Ave, Suite 300
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 241002
 TELEPHONE: 702-308-6153 CELL 702-308-6153 EMAIL: Plarsen@BlackWadsworth.com

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

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

[Signature]
Property Owner (Signature)*

Trustee Rudy H. Lekar
Property Owner (Print)

03.05.2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|------------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDO | <input type="checkbox"/> SN | <input type="checkbox"/> ICC | <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"/> SDI | <input type="checkbox"/> TW | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) VC-24-0353
 PC MEETING DATE 9/3/24
 BCC MEETING DATE _____
 TAB/CAC LOCATION Enterprise

ACCREDITED BY RP
 DAI 7/3/24
 FEE \$1,300.00

8/14/24

11C 24-0353

TISHA R. BLACK
JAMES L. WADHAMS



BRIGID M. HIGGINS
PAUL E. LARSEN
ALLISON R. SCHMIDT
ROBERT K. SPARKS
JESSE A. WADHAMS
CHRISTOPHER V. YERGENSEN
SEAN T. HIGGINS
(1966-2020)

C. JOSEPH GUILD III
J. RUSTY GRAF

April 29, 2024

Clark County Dept. of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741
Las Vegas, Nevada 89155-1741

Re: Justification Letter for Special Use Permit Application for Special Use Permit to allow outside storage, waivers, and design review at 4695 W. Serene Avenue, Las Vegas Nevada, 89135; APN 177-19-302-002

To Whom it may Concern:

This letter is intended to explain the justification for the application submitted herewith to allow:

1. Special Use Permit application for a Home Occupation in RS20 per Title 30.03.03(A)(13)(i)(B), for the property located at 4695 W. Serene Avenue, Las Vegas, Nevada, APN 177-19-302-002 (Site), to allow storage associated with the home occupation;
2. Design Review is required to waive the architectural compatibility for shade structures (carports, storage buildings and patio awning) per Title 30, Section 30.04.05.D.7;
3. Waivers as follows: reduce the side setback from 5 feet to 1.91 feet for the accessory structure "B" as set forth on the site plan; waiver of the architectural compatibility requirement for the canvas & aluminum shade structures (because they rise above the above 6' boundary walls); reduce the front gate setback to zero feet per Title 30, Section 30.04.03.E; reduce the building separation between the main house and building "C" to 5 feet where 6 feet is required per Title 30, Section 30.04.06.G.

The proposed use for a home occupation with associated storage is in harmony with the purpose, goals, objectives and standards set by Clark County, as it is consistent with the County's master plan for the area, is permitted within the existing zoning classification, and is in conjunction with a single-family home occupation at the Site. The use is currently in existence, as the applicant uses less than 50% of the large lot for occasional storage of materials used in his temporary outdoor structure business, and the applicant is aware of no complaints or objections at this location. The use at the site meets all requisite distance restrictions imposed by Clark County Code Title 30, except as set forth herein. The associated waivers and design review are required to facilitate the primary Special Use Permit in the application.

Clark County Dept. of Comprehensive Planning

April 29, 2024

Page 2 of 3

The site also maintains front 40' setbacks from Serene avenue, and 5' setbacks from the side and rear property lines (i.e. an 8' landscape buffer exists on the East, South and West sides). See Site plan and photographs, attached. Although we respectfully request a reduction of the side setback from 5 feet to 1.9 feet for the accessory structure "B" as set forth on the site plan, the landowner is prepared to move the structure to a 5 foot setback if required to do so.

The parking and access on site is adequate to accommodate the vehicle(s) used by the homeowner from the Site. The site is screened by landscaping, effectively blocking site lines for the interior storage areas. No fabrication, service or maintenance or equipment will take place on site, and all equipment will be kept in a neat & orderly manner. Total lot coverage of the proposed storage associated with the use permit (totaling 24,972 square feet of the southern portion of the parcel) does not exceed 50% of the lot, as depicted on the attached site plan. Indeed, it is unlikely any neighbor or passers-by would be aware of the storage use within the Site. Accordingly, it is expected that the proposed use will have zero impact on the neighborhood or neighbors. The site has two nearby neighbors, both of whom support the application.

The site is fully landscaped, with approximately 50% (i.e. approximately 3,700 square feet) of the 7,535 square foot front yard and driveway area (as shown in the attached photographs and site plan) being permeable planter and ground cover; therefore, we do not believe the front yard & driveway area exceed 60% hardscape as proscribed by Section 30.04.01D. In addition, the east, west and south perimeters have an 8-foot landscape buffer with mature Modell Pine trees. Indeed, the mature landscaping and trees in the front yard and side landscape buffers provide a more than adequate visual screen for the proposed use and its associated storage.

A Design Review is also requested as part of the application, to accommodate the landowners' storage and shade shelters (shown on the site plan as structures "D" and "E"), and the automobile and patio shade structures shown near the residence (shown on the site plan as structures "A", "B", and "C") at the Northwest and Northeast corners of the property. This design review is required to waive the architectural compatibility requirement for the canvas & aluminum shade structures (also because they rise above the above 6' boundary walls) and a design review is required per Title 30.04.05.D. Please note that all the shade shelters have been in place for several years with no complaints; indeed, the neighbor to the immediate east of the site has a nearly identical 14" shade structure near the shared eastern boundary wall, and these types of shade structures are very common in the surrounding neighborhood.

Please also note that because the front gates are at 0' setbacks from the lot line (where 20' is required) a waiver is required per Title 30 Section 30.04.03.E, although the gates are actually more than 40' from the existing edge of pavement on the right of way (as stated above). In addition, we respectfully wish to include the afore mentioned waivers of development standards to reduce the northeast setback at building "B" to 1.91 feet as required by Section 30.02.04, and reduce building separation between the main house and building "C" to 5 feet where 6 feet is required per Section 30.04.06.G.

UC-24-0353

Clark County Dept. of Comprehensive Planning
April 29, 2024
Page 3 of 3

Because no customers or employees will be coming to the site because of the proposed use (as there are no retail activities, fabrication, repair or equipment maintenance at the site) and no receipt of commercial products or materials except as normal for the residential dwelling, there will be negligible impact on parking, traffic, and other public services and improvements in the area.

To the immediate south of the Site is a large gravel & rock crushing operation, to the West is a large commercial equipment storage yard, and for the most part the surroundings parcels are undeveloped (save for the neighbors who support the application). Thus, the use and waivers will have no impact on any nearby residential or commercial use.

Please feel free to direct any questions to the applicant by contacting Rudy Lekar at Rudy@FCELV.com, or the applicant's counsel Paul E. Larsen at PLarsen@BlackWadhams.law.

Respectfully,
BLACK & WADHAMS



Paul E. Larsen, Esq.

PEL/jh

cc: Client

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0356-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Haven Street, and between Frias Avenue and Jo Rae Avenue; a portion of the right-of-way being Pyle Avenue between Giles Street and Haven Street; a portion of the right-of-way being Haven Street between Pyle Avenue and Jo Rae Avenue; and a portion of the right-of-way being Giles Street between Pyle Avenue and Jo Rae Avenue within Enterprise (description on file). MN/rg/syp (For possible action)

RELATED INFORMATION:

APN:

177-28-201-017 through 177-28-201-019; 177-28-301-004; 177-28-301-005

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 8 foot wide to 33 foot wide patent easements on all parcels. The applicant is requesting to vacate a 5 foot wide portion of the right-of-way along Haven Street, Giles Street, and Pyle Avenue. The applicant states that these patent easements are no longer necessary for the development. As well, the 5 foot wide portions of the rights-of-way are being vacated to accommodate the required detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-24-500068 (VS-22-0322)	Administrative extension of time for a vacation and abandonment for patent easements and portions of right-of-way	Admin by ZA	April 2024
ZC-22-0321	Reclassified 6.5 acres from H-1 and R-E zoning to R-3 zoning; The associated waivers of development standards and design reviews for a single-family residential subdivision were withdrawn	Approved by BCC	July 2022
VS-22-0322	A vacation and abandonment for patent easements and portions of right-of-way	Approved by BCC	July 2022
ZC-0789-06	Reclassified 2.5 acres from R-E to H-1 zoning and a design review for a hotel	Approved by BCC	August 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0935-05	Reclassified 17.4 acres from R-E to H-1 zoning and a design review for a hotel	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR & RS20	Undeveloped
South & West	Entertainment Mixed-Use	CR	Multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Entertainment Mixed-Use	CR & RS20	Single-family residential

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

Related Applications

Application Number	Request
WS-24-0355	A waiver of development standards and design review for a single-family attached subdivision is a companion item on this agenda.
TM-24-500068	A tentative map for a 64 lot single-family attached subdivision 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 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

- Expunge VS-22-0322;
- Satisfy utility companies' requirements.

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

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Pyle Avenue improvement project.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

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



Department of Comprehensive Planning Application Form

5A

VS-24-0356

ASSESSOR PARCEL #(s): 177-28-201-017 thru 019; 177-28-301-004 & 005

PROPERTY ADDRESS/ CROSS STREETS: Pyle / Haven

DETAILED SUMMARY PROJECT DESCRIPTION

Pyle Haven II - Single Family Residence - Tentative Map, Design Review, Waiver of Standards, Vacation

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani Family Trust

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-240-5605

CELL _____

EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Roxanne Leigh

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-284-5300

CELL _____

EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

Khusrow Roohani
Property Owner (Print)

3/26/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-24-0356

ACCEPTED BY Romeo

PC MEETING DATE 9/3/24

DATE 7/3/24

BCC MEETING DATE _____

TAB/CAC LOCATION Enterprise

DATE 8/14/24

RAH2403

May 9, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

PLANNER COPY

VS - 24 - 0356

**RE: Justification Letter in Support of Multiple Vacations for Pyle Haven II
64 lots; 6.47+/- acres; APN: 177-28-201-017, -018, & -019; 177-28-301-004, & -005**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of Multiple Vacations (VS). The subject parcels, within the Enterprise Jurisdiction, are located at the northwest corner of the Haven Street and East Pyle Avenue intersection. The proposed residential subdivision is approximately 6.5 gross acres with 64 single family residential dwelling units.

Vacation application (VS-22-0322) is active and an Administrative Extension of Time has been submitted (ADET-24-900198). The Extension of Time application was approved on 4/18/24. We request that the previously approved vacation package for the subject project (VS-22-0322) be expunged and replaced with this application.

Vacation of Patent Easements and Right-of-Way

This application proposes to vacate multiple patent easements and portions of right-of-way along Pyle Avenue and Haven Street that conflict with the proposed site. The patent easements are no longer needed to provide a reservation for public roads or utilities. The following easements will be vacated:

- Patent easements: OR:229:185817, OR:385:310869, OR:169:137947, and OR:378:305268
- Right-of-way that was previously dedicated for Pyle Avenue per recorded document numbers: OR:49:38988 and OR:161:128691, OR:533:492740 and OR:884:843881.
- Right-of-way that was previously dedicated for Haven Street per recorded document number: OR:161:128691.

An exhibit has been provided showing the proposed vacations along with supporting legal descriptions and exhibits. Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

CC: Angela Pinley, Richmond American Homes
Roxanne Leigh, Westwood

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0355-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce setbacks; and 3) eliminate street landscaping.

DESIGN REVIEW for a single-family residential attached development on 6.54 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Giles Street and the north and south sides of Pyle Avenue within Enterprise. MN/rg/syp (For possible action)

RELATED INFORMATION:

APN:

177-28-201-017 through 177-28-201-019; 177-28-301-004; 177-28-301-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a retaining wall to 5 feet where a maximum height of 3 feet is permitted per Section 30.04.03C (a 67% increase).
2. Reduce the front setback to 6.5 feet where a minimum of 10 feet is required per Section 30.02.25D (a 35% reduction).
3. Eliminate a portion of street landscaping along Pyle Avenue and Haven Street where 1 large tree and 3 shrubs are required every 30 linear feet of street frontage per Section 30.04.01D.

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 71, 80, 81 & 90 E. Pyle Avenue
- Site Acreage: 6.54
- Project Type: Single-family attached residential
- Number of Lots: 64
- Density (du/ac): 9.79
- Minimum/Maximum Lot Size (square feet): 1,983/4,645
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 1,378 to 1,500
- Open Space Required/Provided: 7,860/12,800

Site Plan

The plan depicts a proposed subdivision that is divided into 2 parts by Pyle Avenue. There 42 lots shown for the project on the north side of Pyle Avenue (north project) and 22 lots are shown for the project on the south side of Pyle Avenue (south project).

The access to the north project is from a private east/west street, Avenue A, via Haven Street, with north/south private streets, Street A and Street B, terminating as stub streets. The 4 lots will take direct access from Haven Street. A 4 foot wide attached sidewalk is located along the south side of Avenue A, the east side of Street A, and on the west side of Street B, with detached sidewalks provided on the public streets, Pyle Avenue, Haven Street, and Giles Street.

The access to the south project is from a private north/south street, Street C, via Pyle Avenue. Both Street C and Avenue B terminate in cul-de-sacs. A 4-foot-wide sidewalk is provided on the south side of Avenue B and on the west side of Street C, except sidewalks are not provided around the cul-de-sacs. A 5-foot-wide detached sidewalk is shown on Pyle Avenue.

Landscaping

A 15 foot wide landscape area, including 5 foot wide detached sidewalk, is provided along Giles Street, Pyle Avenue, and a portion of Haven Street. The street landscape area consists of medium trees, shrubs, and groundcover. The applicant is requesting an alternative landscape plan consisting of medium trees and shrubs provided for every 30 linear feet of street frontage (Giles Street, Pyle Avenue and Haven Street) where 1 large tree and 3 shrubs are required every 30 linear feet of street frontage. A waiver of development standards is requested to eliminate a 30 foot long portion of the required street landscaping along Pyle Avenue due to proposed easements and a 150 foot long portion of the required street landscaping along Haven Street due to Lots 39 to 42 fronting the street.

Elevations

The plans depict two, 2 story attached dwellings, each with 4 elevation types. All 4 sides have a combination of textures, paints, stone veneer, accent colors, coach lighting, soffit elements, fascia returns, overhangs, faux shutters, cantilevers, off-set roof lines, garage door pattern variety, window casings, lap siding elements and other architectural features including an optional patio cover. All garages are front loaded access and face private and public streets. The front setback waiver request is to allow the entire second floor of each dwelling to project into the required 10 foot front setback. A portion of the encroachment is for additional living space, while other portions are for architectural elements and roof eaves.

Floor Plans

The plans depict attached dwellings with 3 bedrooms, 2.5 bathrooms, a variety of living spaces. Each home will have a 2 car garage. The floor area of proposed attached dwellings from 1,378 square feet to 1,500 square feet.

Applicant's Justification

The applicant states the increase in retaining wall height is necessary due to site development constraints, such as existing roadways and adjacent neighborhoods. Retaining walls up to 5 feet are needed to allow the project to meet minimum interior street slopes and maintain drainage

patterns. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall with 5 feet of retaining wall around the perimeter of the site as needed. Due to the unique shape of the proposed project site. The proposed single-family attached dwellings feature a second floor extending into the required setback, thus reducing the front setback to 6.5 feet. A design feature to the dwelling to provide more living space. A 30 foot wide driveway for private drainage and utility access easement is located between Street A and along Pyle Avenue. No street landscaping provided fronting Lots 39 to 42, where accessed via Haven Street. The applicant is requesting for an alternate landscaping standards to allow for medium trees to be provided for every 20 linear feet of street frontage.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-24-500068 (VS-22-0322)	Administrative extension of time for a vacation and abandonment for patent easements and portions of right-of-way	Admin by ZA	April 2024
ZC-22-0321	Reclassified 6.5 acres from H-1 and R-E zoning to R-3 zoning; The associated waivers of development standards and design reviews for a single-family residential subdivision were withdrawn.	Approved by BCC	July 2022
VS-22-0322	A vacation and abandonment for patent easements and portions of right-of-way	Approved by BCC	July 2022
ZC-0789-06	Reclassified 2.5 acres from R-E to H-1 zoning and a design review for a hotel	Approved by BCC	August 2006
ZC-0935-05	Reclassified 17.4 acres from R-E to H-1 zoning and a design review for a hotel	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR & RS20	Undeveloped
South & West	Entertainment Mixed-Use	CR	Multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Entertainment Mixed-Use	CR & RS20	Single-family residential

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

Related Applications

Application Number	Request
VS-24-0356	A vacation and abandonment for patent easements and portions of right-of-way is a companion item on this agenda.
TM-24-500068	A tentative map for a 64 lot single-family attached residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

A proposed 5 foot retaining wall along the northern boundary of development. In accordance with Title 30, only tiered retaining walls may be used with a landscaped 3 foot horizontal offset provided between each 3 feet of vertical height. Tiered walls could be provided in the backyard area or the side of the lots adjacent the northern boundary. This request is a self-imposed hardship that can be rectified with a redesign of the subdivision. The proposed retaining wall height does not meet the intent of Master Plan Policy EN-1.1 Neighborhood Integrity related to contiguous and uniform neighborhood development. Therefore, staff cannot support this waiver.

Waiver of Development Standards #2

The site plan, elevations and floor plans depict the second floor penetrating under the threshold of the 10 foot setback area with eaves of 6.5 feet from the property line. Staff finds that there is no justification to reduce the front setback. Therefore, staff cannot support this waiver.

Waiver of Development Standards #3

With the driveways impacting the area in front of Lots 39 through 43, there is limited space for shrubs and trees. The proposed 5 foot wide detached sidewalk will continue through these lots. Staff finds this request should have minimal to no impact on the surrounding land uses and properties. However, since staff is not supporting the other waivers of development standards and design reviews, staff recommends denial of 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 development is divided into 2 parts by Pyle Avenue. Therefore, the layout and internal street network of the proposed subdivision is functional. A minimum of 2 architectural features are included on each façade of the single-family residences that include varying rooflines, varying

building materials, and optional patios and balconies on the rear elevations. However, since staff is not supporting the waivers of development standards, staff recommends denial of this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Pyle Avenue improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0321-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

6A

WS-24-0355

ASSESSOR PARCEL #(s): 177-28-201-017 thru 019; 177-28-301-004 & 005

PROPERTY ADDRESS/ CROSS STREETS: Pyle / Haven

DETAILED SUMMARY PROJECT DESCRIPTION

Pyle Haven II - Single Family Residence - Tentative Map, Design Review, Waiver of Standards, Vacation

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani Family Trust

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-240-5605

CELL _____

EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Roxanne Leigh

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-284-5300

CELL _____

EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

Khusrow Roohani
Property Owner (Print)

3/26/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0355

ACCEPTED BY Rameo

PC MEETING DATE 9/3/24

DATE 7/3/24

BCC MEETING DATE _____

TAB/CAC LOCATION Enterprise

DATE 8/14/24

RAH2403

June 26, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**PLANNER
COPY**

WS-24-0355

**RE: Justification Letter for a Design Review, Tentative Map, and Waiver of Standards
64 lots; 6.47+/- acres; APN: 177-28-201-017, -018, & -019; 177-28-301-004,
& -005**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Richmond American Homes of Nevada, Inc respectfully submits this justification letter with an application for a Design Review (DR), Tentative Map (TM), and Waiver of Standards (WS) for the proposed community.

Vacation application (VS-22-0322) is active and an Administrative Extension of Time has been submitted (ADET-24-900198). The Extension of Time application was approved on 4/18/24. We request that the previously approved vacation package for the subject project (VS-22-0322) be expunged and replaced with the vacation application which is provided as a separate package.

Additionally, we would like to request that the Design Review and Waiver of Standards application under ZC-22-0321 be expunged and replaced with this application. The Design Review and Waiver of Standards from the previous application no longer apply to the current layout and design.

Project Description

The subject parcels, within the Enterprise Jurisdiction, are located west of the Haven Street and East Pyle Avenue intersection. The proposed residential subdivision is approximately 6.5 gross acres with 64 single family attached residential dwelling units, resulting in a density of 9.89 dwelling units per gross acre.

Design Review

Site Plan

The project is composed of 64 total lots. All lots are 30.5-foot wide and 65.0-ft deep. The lots are laid out in an east to west and north to south orientation with 42 lots north of Pyle Avenue and 22 lots south of Pyle Avenue.

The project is proposed to be constructed as one phase. The subdivision will have interior private streets that are 43 foot wide including an attached 4 foot sidewalk. The project will not be gated and will include one entrance for the lots north of Pyle Avenue off of Haven Street and another entrance for the lots south of Pyle Avenue off of Pyle Avenue. The interior streets that terminate in stubs are a maximum of 150 foot long and serve a maximum of 6 homes. Perimeter public streets include Pyle Avenue which is a 70 foot right-of-way with 15 foot landscaping and detached sidewalk. Giles Street and Haven Street are both 50 foot rights-of-way with 15 foot landscaping and detached sidewalk. These public streets will include full offsite improvements including curb, gutter, and sidewalks.

Architecture

The planned architecture for the project includes two attached duplex units. The homes are 25.0-ft wide and both plans have two stories. They range in size of livable area from approximately 1,350 to 1,500 square feet. The homes range in height from ~25ft to ~28ft. Each house will have a two-car garage and either a 10-ft or 20-ft long driveway. Proposed floor plans and elevations are included with the submittal package.

The proposed development and building architecture will be designed with consideration of the existing surrounding communities to ensure there is minimal impact to existing neighborhoods.

Setbacks (RM18-RS2 Standards)

The setbacks for the proposed project are as follows:

- Front (Living): 20 feet; 10 feet (for full building width) (30.02.25.D.3.iv(c))
- Front (Garage): 20 feet; 10 feet (per 30.04.05.E.4)
- Side (Interior): 5 feet
- Side (Corner): 10 feet
- Rear (Living): 15 feet

Landscape

Medium trees provided ever 20 linear feet of street frontage with 3 shrubs in between is being requesting where large trees provided ever 30 linear feet of street frontage with 3 shrubs in between is typical per section 30.04.01.D.7.iii of title 30. The tree and shrub placement will match all other conditions of section 30.04.01.D.7.iii.

Tentative Map

The associated Tentative Map (TM) will establish the layout of the 64-residential lots, thirteen(13) common elements, and the interior street network. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

Waiver of Development Standards

A waiver of development standards application is being submitted to request the following:

Title 30 Section 30.04.03.C.2.i. – Retaining Walls – Maximum Wall Height

- | | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Standard: | Retaining walls shall be no more than 3 feet in height |
| Requested Waiver: | Increase retaining walls to 5 feet where needed |
| Justification: | The waiver is being requested due to site development constraints, such as existing roadway and adjacent grades, requiring an increase in perimeter retaining wall height from the allowable 3ft to a maximum of 5ft. The existing conditions are extremely flat with Pyle Avenue having an existing slope of less than 0.4%. This makes any grading design that meets minimum design slopes particularly challenging. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall with 5ft of retaining wall around the perimeter of the site as needed. The increased retaining wall heights allow the project to meet minimum interior street slopes and maintain drainage patterns. A decorative screen wall will be provided along public roadways per Title 30 requirements. |

Title 30 Section 30.04.06.F.1 – Residential Adjacency - Grading

- | | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Standard: | All grading shall not place more than 3 feet of fill a minimum of 5 feet from a shared property line |
| Requested Waiver: | Allow up to 5 feet of fill at a shared property line |
| Justification: | The waiver is being requested in connection with the retaining wall waiver requested above. The existing conditions are extremely flat with Pyle |

Avenue having an existing slope of less than 0.4%. The elevations of the existing grade to the west and north and design requirements that need to meet minimum interior street slopes, minimum sewer design criteria, and drainage patterns cause a need for certain portions of the site to require up to 5 feet of fill at the shared property line. The site is not being artificially raised for enhanced views.

Title 30 Table 30.02-4 – Authorized Intrusions into Required Setbacks

Standard: Architectural Enclosures may extend 2.46-feet into a required setback...limited to 12-ft maximum width

Requested Waiver: Allow architectural enclosures to extend 2.46-feet into required setback for full building width.

Justification: The waiver is being requested due to the narrow attached product proposed for this site. The product is a smaller attached footprint that is only 25-ft wide and varies from 1,350 to 1,500 square feet livable area. To provide variety to the product elevations and more livable area to the homeowner, there is a second story architectural enclosure that hangs over the garage face. Since the house is more narrow, it is not feasible to limit this enclosure to 12-ft or less without creating an impractical floor layout.

Title 30 Section 30.04.01.D.7 – Street Landscaping – Landscape Design

Standard: Landscaping shall be provided along a public street where sidewalks are required.

Requested Waiver: To allow the trees that are required for the frontage of the site within proposed easements to be eliminated.

Justification: On Pyle Avenue, there is a proposed LVVWD and drainage easement. Landscaping is not permitted to be within these easements. This waiver is being requested to eliminate a portion of street landscaping along Pyle Avenue.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

CC:
Angela Pinley, Richmond American Homes
Roxanne Leigh, Westwood

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500068-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 64 lots and 12 common lots on 6.54 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Giles Street and the north and south sides of Pyle Avenue within Enterprise. MN/rg/syp (For possible action)

RELATED INFORMATION:

APN:

177-28-201-017 through 177-28-201-019; 177-28-301-004; 177-28-301-005

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 71, 80, 81 & 90 E. Pyle Avenue
- Site Acreage: 6.54
- Project Type: Single-family attached residential
- Number of Lots: 64
- Density (du/ac): 9.79
- Minimum/Maximum Lot Size (square feet): 1,983/4,645
- Open Space Required/Provided: 7,860/12,800

Project Description

The plan depicts a proposed subdivision that is divided into 2 parts by Pyle Avenue. There are 42 lots shown for the project on the north side of Pyle Avenue (north project) and 22 lots are shown for the project on the south side of Pyle Avenue (south project).

The access to the north project is from a private east/west street, Avenue A, via Haven Street, with north/south private streets, Street A and Street B, terminating as stub streets. The 4 lots will take direct access from Haven Street. A 4 foot wide attached sidewalk is located along the south side of Avenue A, the east side of Street A, and on the west side of Street B, with detached sidewalks provided on the public streets, Pyle Avenue, Haven Street, and Giles Street.

The access to the south project is from a private north/south street, Street C, via Pyle Avenue. Both Street C and Avenue B terminate in cul-de-sacs. A 4 foot wide sidewalk is provided on the south side of Avenue B and on the west side of Street C, except sidewalks are not provided around the cul-de-sacs. A 5 foot wide detached sidewalk is shown on Pyle Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-24-500068 (VS-22-0322)	Administrative extension of time for a vacation and abandonment for patent easements and portions of right-of-way	Admin by ZA	April 2024
ZC-22-0321	Reclassified 6.5 acres from H-1 and R-E zoning to R-3 zoning; The associated waivers of development standards and design reviews for a single-family residential subdivision were withdrawn	Approved by BCC	July 2022
VS-22-0322	A vacation and abandonment for patent easements and portions of right-of-way	Approved by BCC	July 2022
ZC-0789-06	Reclassified 2.5 acres from R-E to H-1 zoning and a design review for a hotel	Approved by BCC	August 2006
ZC-0935-05	Reclassified 17.4 acres from R-E to H-1 zoning and a design review for a hotel	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR & RS20	Undeveloped
South & West	Entertainment Mixed-Use	CR	Multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Entertainment Mixed-Use	CR & RS20	Single-family residential

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

Related Applications

Application Number	Request
WS-24-0355	A waiver of development standards and design review for a single-family attached subdivision is a companion item on this agenda.
VS-24-0356	A vacation and abandonment for patent easements and portions of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The development is divided into 2 parts by Pyle Avenue. Therefore, the layout and internal street network of the proposed subdivision is functional. A minimum of 2 architectural features are included on each façade of the single-family residences that include varying rooflines, varying building materials, and optional patios and balconies on the rear elevations. However, approval

of this request is contingent upon approval of WS-24-0355, which staff is not supporting; therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Pyle Avenue improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0321-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

7A

TM-24-500068

ASSESSOR PARCEL #(s): 177-28-201-017 thru 019; 177-28-301-004 & 005

PROPERTY ADDRESS/ CROSS STREETS: Pyle / Haven

DETAILED SUMMARY PROJECT DESCRIPTION

Pyle Haven II - Single Family Residence - Tentative Map, Design Review, Waiver of Standards, Vacation

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani Family Trust

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-240-5605

CELL _____

EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Roxanne Leigh

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-284-5300

CELL _____

EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

Khusrow Roohani
Property Owner (Print)

3/26/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-24-500068

ACCEPTED BY Fernando

PC MEETING DATE 9/3/24

DATE 7/3/24

BCC MEETING DATE _____

TAB/CAC LOCATION Enterprise

DATE 8/14/24

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0347-DEAN, DONNY & WILLIAMS, VIRGINIA:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with existing single-family residences on 1.26 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Patrington Court and 375 feet north of Great Gable Drive within Enterprise. MN/my/syp (For possible action)

RELATED INFORMATION:

APN:

177-33-510-010 & 177-33-510-011

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a block wall to 8 feet where a maximum of 6 feet is allowed per Section 30.04.03B (a 34% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 10527 Patrington Court (western parcel) & 10528 Patrington Court (eastern parcel)
- Site Acreage: 1.26
- Project Type: Block wall
- Number of Lots: 2

Site Plans

The plans show 2 single-family residential lots with existing unpermitted additions to the block walls for a maximum height of 8 feet. The walls that were raised are on the north side of 10527 Patrington Court for 216 linear feet and the north and east sides of 10528 Patrington Court for 255 linear feet.

Elevations

The elevations depict the northern face of the wall as 8 feet high. Photos submitted by the applicant demonstrate that the exterior faces of the new blocks appear to be a close match to the existing walls.

Applicant's Justification

The applicant states that they raised the walls for security purposes. They state that fear of coyotes and potentially dangerous individuals leaping the wall as the source of their unease.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP)	Undeveloped
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residences

Clark County Public Response Office (CCPRO)

There is an active Code Enforcement case (CE-24-06442) on 10527 Patrington Court and (CE-24-06441) on 10528 Patrington Court, for walls that were constructed without 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

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 recognizes the desire to have a tall wall to deter wild animal and possible criminal activity, but no other walls in the vicinity match the requested height of this structure, making it anomalous to the character of the area. Therefore, staff can not support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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: DONNY DEAN

CONTACT: DONNY DEAN, 10528 PATRINGTON COURT, LAS VEGAS, NV 89183



PLANNER COPY

Department of Comprehensive Planning Application Form

8A

ASSESSOR PARCEL #(s): 177-33-510-011 + 177-33-510-011

PROPERTY ADDRESS/ CROSS STREETS: 10528+10527 Patrington Ct. Las Vegas NV 89183

DETAILED SUMMARY PROJECT DESCRIPTION

Raising a wall from 6' to 8' in height

PROPERTY OWNER INFORMATION

NAME: Donny Dean / Virginia Williams
ADDRESS: 1025 N. Seward Meridian pkwy / 1230 N Isabel St.
CITY: Wasilla / Glendale STATE: AK/CA ZIP CODE: 99654/91207
TELEPHONE: CELL 907-775-1447 EMAIL: donny@imagehome.com
918-679-1592

APPLICANT INFORMATION (must match online record)

NAME: Same
ADDRESS:
CITY: STATE: ZIP CODE: REF CONTACT ID #
TELEPHONE: CELL EMAIL:

CORRESPONDENT INFORMATION (must match online record)

NAME: Same
ADDRESS:
CITY: STATE: ZIP CODE: REF CONTACT ID #
TELEPHONE: CELL EMAIL:

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

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

Property Owner (Signature): [Signature] Property Owner (Print): Donny Dean Date: 5/30/24
Virginia Williams Virginia Williams

- DEPARTMENT USE ONLY:
 AC AR ET PUDD SN UC
 ADR AV PA SC TC VS
 AG DR PLID SDR TM WC
 WS
 ZC
 OTHER

APPLICATION # (s): WS-24-0347
PC MEETING DATE: 04/03/24
D.C. MEETING DATE:
TAB/CAC LOCATION: Enterprise

ACCEPTED BY: MY
DATE: 7/2/24
FEES: \$800

DATE: 08/14/23

WS-24-0347

Donny Dean/Virginia Williams
10528/10527 Patrington Ct
Las Vegas NV 89183
Parcel 177-33-510-011 & 177-33-510-010
Re: Case CE24-06441

LANNER
COPY

I received a violation letter on April 14 at my home in Alaska. I immediately contacted officer Acosta and discussed the situation. I made plans to return to Vegas to try and resolve my mistake.

When I purchased this home in June of 2023. Construction on Cactus was in full swing. My neighbor Wayne indicated to me that he had talked to the engineers on the job, and they told him the roadbed was being raised 18 inches. Months later after the construction on Cactus was complete, we noticed that commercial vehicles of height could easily see into our back yard because they would occasionally wave at us. I had conversations with my next-door neighbors Wayne and Virginia. We discussed the possibility of raising the wall. The camera in their back yard had caught coyotes on several occasions. They are elderly and safety, and security are very important to them.

I mentioned to my landscaper that I was hoping to raise the wall because the way my yard is elevated, and the short height made me feel unsafe. Because so many people could see in, I felt that we could become a target someday. I thought that 3 extra blocks or 2 feet could give us the safety and privacy we wanted. Our property is next to tunnels that have graffiti and signs of homeless people. Our HOA had recently repaired the chain link fence next to my house to keep people out of the tunnels and canals. The fence had been torn down to gain access. Our wall is 6 feet in places and down to 4 feet bordering the channel. I raised the wall 2 feet to a maximum height of 8 feet on both my property and my next door neighbors Wayne and Virginia. By raising that wall, I figured it would keep both homeless and Coyote's out.

As you can see in the photos the wall was very low on the inside. There is a retaining wall on my property taking all the pressure, so the outside was just a barrier. I had the wall raise 3 courses and had them embed upright rebar every 4 feet and secured with epoxy. The uprights are poured solid every 4 feet and the top row is a solid bond beam with a #4 rebar all the way. I was not aware that I needed to secure a permit to raise the existing wall. The quality of the additional blocks is extremely good. It's very well built. I hope that you will consider giving us an exception so that I can keep the wall. This is my first home and I have lived in Alaska my entire life and I lacked the knowledge of understanding my responsibilities. Due to this situation, I have spent a lot of time looking at the Clark County website to learn how everything is supposed to be done here. I am not a person who intentionally breaks the rules. I feel responsible for getting my neighbors into this situation. I appreciate your consideration in this matter before you.

Sincerely



Donny Dean

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0359-DAVENPORT, NATHAN L.:

USE PERMIT for transitional living for released offenders in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Robindale Road, 300 feet east of Ullom Drive within Enterprise. MN/mh/syp (For possible action)

RELATED INFORMATION:

APN:

177-07-301-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4671 W. Robindale Road
- Site Acreage: 0.5
- Project Type: Transitional living for released offenders
- Number of Stories: 1
- Square Feet: 2,064
- Parking Required/Provided: 3/3

Site Plan & Request

The plans depict an existing 2,064 square foot single-family residence that is part of a 4-lot cul-de-sac accessed via Robindale Road to the north. The site features a circular driveway in the front yard, with the side and rear yards enclosed by a block wall. The applicant is proposing to use the existing single-family residence for transitional living for released offenders, which requires approval of a special use permit. There are 3 parking spaces provided on-site, which meets the Title 30 parking requirements for the proposed use.

Landscaping

The photos provided show existing trees and shrubs in the front, side, and rear yards of the property. There are no proposed changes to landscaping associated with this application.

Elevations

The photos provided show a 1 story single-family residence constructed of frame-stucco with a light tan finish. The residence features a concrete tile pitched roof, along with a 2 car garage in the front.

Floor Plans

The plans depict a 1 story single-family residence featuring 3 bedrooms, 3 bathrooms, living room, family room, kitchen, and garage.

Applicant's Justification

The applicant states the residents will be unrelated males between 18 and 21 years of age, who are wards of the State of Nevada and transitioning to being able to live independently. The residents are juvenile offenders under the jurisdiction of the juvenile court and required to reside in a transitional facility as a condition of their parole. There will be a maximum of 10 individuals living at the residence. The residents are not disabled and are not receiving treatment for drug or alcohol addiction. The facility and services provided meet the requirements established in NRS 449.

Surrounding Land Use

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

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 this site is suitable for transitional living for released offenders as it will not have substantial adverse effects on other properties in the neighborhood or the surrounding area. The residential appearance of the property will be maintained and thus not disrupt the character of the neighborhood, and the proposed use will not impose an undue burden on local facilities or services. The parking provided also meets the Title 30 parking requirements for a transitional living facility for released offenders. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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: PHUNG JEFFERSON

CONTACT: EARLEANE JOHNSON, 4671 W. ROBINDALE ROAD, LAS VEGAS, NV 89139



Department of Comprehensive Planning Application Form

9A

ASSESSOR PARCEL #(s): 177-07-301-006
PROPERTY ADDRESS/ CROSS STREETS: 4671 W Robindale Road, Las Vegas, Nevada 89139

DETAILED SUMMARY PROJECT DESCRIPTION

Transitional living facility of released offenders

PROPERTY OWNER INFORMATION

NAME: Nathan L Davenport
ADDRESS: 4671 W Robindale Rd
CITY: Las Vegas STATE: Nevada ZIP CODE: 89139
TELEPHONE: _____ CELL _____ EMAIL: 1nate.davenport@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Firebird LLC
ADDRESS: 601 S 10th St. #104
CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # _____
TELEPHONE: 7023824061 CELL 7024013632 EMAIL: phj@pjlaw.org

CORRESPONDENT INFORMATION (must match online record)

NAME: Earleane Johnson
ADDRESS: 4671 W Robindale Road
CITY: Las Vegas STATE: NV ZIP CODE: 89139 REF CONTACT ID # _____
TELEPHONE: 7027388939 CELL 7027388939 EMAIL: earleanej@firebirdllc.com

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

See attached _____ Nathan L Davenport 3-29-24
Property Owner (Signature)* Property Owner (Print) Date

- DEPARTMENT USE ONLY:
- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|----------------------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input 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 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) UC-24-0359
PC MEETING DATE _____
BCL MEETING DATE 9-9-24
TAB/CAC LOCATION Enterprise

ACCEPTED BY MH
DATE 7-8-24
FEE \$ 11,000

DATE 8-14-24

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-24-0348-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 88.10 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-RPZ) Overlay.

Generally located on the south side of Sunset Road and the west side of Gilespie Street within Enterprise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:
177-04-101-014; 177-04-201-006

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 121 E. Sunset Road
- Site Acreage: 88.10
- Existing Land Use: Recreational facility and undeveloped

Request

This is a zone change request to PF zoning with no plans submitted. However, the northern parcel is developed with a recreational facility (Sport Center of Las Vegas) that is currently closed. The site is 88.10 acres in size with street frontage along Sunset Road, Gilespie Street, Hidden Well Road, and Las Vegas Boulevard South.

Applicant's Justification

The applicant states the recreational facility is not currently operating and the facility will eventually be demolished where the land will be used for public purposes. Furthermore, the applicant states the request for PF zoning on the site is consistent with the objectives of Title 30 and the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0700	Transportation service on the northern parcel	Approved by PC	February 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400137 (UC-0877-16)	First extension of time for a resort hotel, gaming enterprise district expansion, and recreational facility with water park	Denied by BCC	September 2020
UC-0877-16	Resort hotel, gaming enterprise district expansion, and recreational facility with water park	Approved by BCC	September 2017
UC-0667-14	Reestablished a recreational facility for a golf course, driving range, baseball field, batting cages, radio-controlled cars, climbing wall, arcade, go-kart track, and training facility for basketball on the northern subject parcel and the parcel to the west	Approved by PC	September 2014
ZC-0499-06	Reclassified the site and the parcel to the west from H-1 and M-D zoning to H-1 zoning	Approved by BCC	May 2006
ZC-1375-96	Reclassified a portion of the site and a portion of the parcel to the west from R-E to M-D zoning for a recreational facility	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70, AE-75, & AE-RPZ)	Harry Reid International Airport
South	Public Use	PF (AE-60 & AE-65)	CC 215 & car rental facility
East	Public Use & Business Employment	PF, IP, IL, & CG (AE-60, AE-65, & AE-70)	South strip transfer terminal (RTC), offices, & hotel
West	Entertainment Mixed-Use	CR & CG (AE-65, AE-70, & AE-RPZ)	Golf course & shopping centers

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for PF zoning is compatible with the surrounding area. The adjacent and abutting properties to the north, south, and east are zoned PF currently. Additionally, the PF zoned properties to the north and south are developed with airport facilities and owned by the Clark County Department of Aviation (DOA), which is the same property owner as the subject site. With the DOA being a government agency, the request meets the purpose of PF zoning as stated in Title 30, which states “the PF district is established to

accommodate government facilities, structures, and uses". The request complies with Policy 5.2.1 of the Master Plan which encourages minimizing encroachment on operations at existing public-use airports throughout Clark County by restricting the expansion of land uses within the Airport Environs Overlay District (AEOD) and Airport Airspace Overlay District (AAOD) that are incompatible due to noise, safety, and other concerns. For these reasons, staff finds the request for PF zoning 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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

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

**APPLICANT: COUNTY OF CLARK (AVIATION)
CONTACT: COUNTY OF CLARK (AVIATION), P.O. BOX 11005, LAS VEGAS, NV 89111**



Department of Comprehensive Planning Application Form

10A

ASSESSOR PARCEL #(s): 177-04-101-014, 177-04-201-006

PROPERTY ADDRESS/ CROSS STREETS: Sunset Rd, Giles pie St

DETAILED SUMMARY PROTECT DESCRIPTION

Conforming zone change from CR - Commercial Resort to PF - Public Facility

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
ADDRESS: PO Box 11005
CITY: Las Vegas STATE: NV ZIP CODE: 89111-1005
TELEPHONE: 702-261-4525 CELL: _____ EMAIL: rosemaryv@lasairport.com

APPLICANT INFORMATION (must match online record)

NAME: County of Clark (Aviation)
ADDRESS: PO Box 11005
CITY: Las Vegas STATE: NV ZIP CODE: 89111-1005 REF CONTACT ID # _____
TELEPHONE: 702-261-5024 CELL: _____ EMAIL: anthonyper@lasairport.com

CORRESPONDENT INFORMATION (must match online record)

NAME: County of Clark (Aviation)
ADDRESS: PO Box 11005
CITY: Las Vegas STATE: NV ZIP CODE: 89111-1005 REF CONTACT ID # _____
TELEPHONE: 702-261-5024 CELL: _____ EMAIL: anthonyper@lasairport.com

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

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

Rosemary A. Vassiliadis

Rosemary A. Vassiliadis (Jun 14, 2024 1:13 PDT)

Property Owner (Signature)*

Rosemary A. Vassiliadis, Director of Aviation Jun 14, 2024

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 2C-24-0348

ACCEPTED BY GRC

PC MEETING DATE —

DATE 7-2-24

BCC MEETING DATE 9-4-24

FEES waived gov't agency

TAB/CAC LOCATION Enterprise

DATE 8-14-24



Department of Aviation
Rosemary A. Vassiliadis, Director
P.O. Box 11005
Las Vegas, NV, 89111-1005
(702) 261-5211
Fax (702) 597-9553

June 12, 2024

Clark County Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

Justification Letter

The Clark County Department of Aviation (CCDOA) acquired parcels 177-04-101-014 and 177-04-201-006 and is requesting a conforming zone change from CR – Commercial Resort to PF – Public Facility. *This application is solely for the zone change.*

The business currently on site, All American Sports Park is not currently operating and the facility will eventually be demolished and used for public purposes.

The request for the zone change is consistent with the plans, goals, policies, and local controls that have been adopted and govern over the property. The change in land use would be consistent with the objectives of Title 30 and the Clark County Comprehensive Master Plan.

Should you have any questions, please feel free to contact our office.

Sincerely,

The Clark County Department of Aviation



Clark County Board of Commissioners

Tick Segerblom, Chair • William McCurdy II, Vice Chair • James B. Gibson

Justin C. Jones • Marilyn Kirkpatrick • Ross Miller • Michael Naft

