



# ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilesple Street

Las Vegas, NV 89183

November 26, 2024

6:00pm

## AGENDA

### Note:

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

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

Barris Kaiser, Vice Chair  
 Chris Caluya

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

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

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

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

- III. Approval of Minutes for November 13, 2024. (For possible action)
- IV. Approval of the Agenda for November 26, 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. **WC-24-400126 (ZC-1312-96)-SREIT DEAN MARTIN DRIVE, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring a design review as public hearing for signage in conjunction with a warehouse complex on 13.57 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the north side of Warm Springs Road and the east side of Dean Martin Drive within Enterprise. MN/my/kh (For possible action) **12/17/24 PC**
  2. **WS-24-0580-CANKIDS INVESTMENTS 2012, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) increase fill height.  
**DESIGN REVIEW** for modifications to a previously approved single-family residential subdivision on 15.87 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Gagnier Boulevard and the south side of Wigwam Avenue within Enterprise. JJ/mh/kh (For possible action) **12/17/24 PC**
  3. **WS-24-0604-B-R OVATION LIMITED PARTNERSHIP:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce street landscaping.  
**DESIGN REVIEW** for site and exterior modifications to a previously approved multi-family development (affordable housing/senior housing) on 5.0 acres in a CR (Commercial Resort) Zone. Generally located on the north side of Bruner Avenue and the west side of Parvin Street (alignment) within Enterprise. MN/rg/kh (For possible action) **12/18/24 BCC**
  4. **ZC-24-0602-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:**  
**ZONE CHANGE** to reclassify 2.38 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise (description on file). MN/hw (For possible action) **12/18/24 BCC**
  5. **VS-24-0601-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Mesa Verde Lane (alignment) and Englewood Avenue and between Cameron Street and Decatur Boulevard within Enterprise (description on file). MN/hw/kh (For possible action) **12/18/24 BCC**

6. **WS-24-0603-VERLAINE LLC & PRECEDENT PROPERTIES LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow attached sidewalks.  
**DESIGN REVIEW** for a proposed single-family residential subdivision on 2.38 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise. MN/hw/kh (For possible action)
7. **TM-24-500131-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:**  
**TENTATIVE MAP** consisting of 19 single-family residential lots and 6 common lots on 2.38 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise. MN/hw/kh (For possible action) **12/18/24 BCC**
8. **ZC-24-0617-KRLJ3, LLC:**  
**ZONE CHANGE** to reclassify a 9.26 acre portion of 11.35 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise (description on file). JJ/rg (For possible action) **12/18/24 BCC**
9. **VS-24-0619-KRL3, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Serene Avenue located between Hinson Street (alignment) and Valley View Boulevard; and portion of right-of-way being Meranto Avenue located between Hinson Street (alignment) and Valley View Boulevard within Enterprise (description on file). JJ/rg/kh (For possible action) **12/18/24 BCC**
10. **WS-24-0618-KRLJ3, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; 2) full off-site improvements; and 3) drainage study and compliance in conjunction with a minor subdivision map.  
**DESIGN REVIEW** for single-family residential homes on a 9.26 acre portion of 11.35 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action) **12/18/24 BCC**
11. **TM-24-500135-KRLJ3, LLC:**  
**TENTATIVE MAP** consisting of a 72 lot single-family residential subdivision and 7 common lots on a 9.26 acre portion of 11.35 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action) **12/18/24 BCC**
12. **ZC-24-0622-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:**  
**ZONE CHANGE** to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise (description on file). JJ/sd (For possible action) **12/18/24 BCC**
13. **VS-24-0621-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Hinson Street and Valley View Boulevard and between Richmar Avenue and Gary Avenue (alignment) within Enterprise (description on file). JJ/sd/kh (For possible action) **12/18/24 BCC**

14. **DR-24-0620-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:**  
**DESIGN REVIEW** for a 10 lot single-family residential subdivision on 1.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action) **12/18/24 BCC**
  
15. **TM-24-500136-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:**  
**TENTATIVE MAP** consisting of 10 single-family residential lots and 2 common lots on 1.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action) **12/18/24 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: December 11, 2024.

X. Adjournment.

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

**PUBLIC HEARING**

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

**WC-24-400126 (ZC-1312-96)-SREIT DEAN MARTIN DRIVE, LLC:**

**WAIVER OF CONDITIONS** of a zone change requiring a design review as public hearing for signage in conjunction with a warehouse complex on 13.57 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located on the north side of Warm Springs Road and the east side of Dean Martin Drive within Enterprise. MN/my/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-05-404-020

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7220 Dean Martin Drive
- Site Acreage: 13.57
- Project Type: Waiver of condition for signage
- Number of Lots: 1

**History, Site Plan, & Request**

The zoning on this property was approved by ZC-1312-96 for a 144,808 square foot industrial complex consisting of 4 buildings on approximately 14 acres with access from Dean Martin Drive. The approval of the zone change required a design review as a public hearing to address architectural design, lighting, and signage on the site. A variance (VC-0415-98) to reduce the landscaping along the street acted as a design review for 3 buildings, a potential building pad site and future development area. Also, the submitted landscaping and lighting plans addressed the concerns of previous land use applications. However, the variance did not address signage for the project and no design review was ever filed for signage since then. This current application seeks to waive the previous condition requiring a design review for signage as a public hearing since numerous building permits have been approved for signage for this site.

**Previous Conditions of Approval**

Listed below are the approved conditions for ZC-1312-96:

- Subject to filing Form 7446-1 “Motion of Proposed Construction or Alteration” with the Federal Aviation Administration (FAA) at least 30 days before construction begins with no issuance of building permits until the Department of Aviation notifies Plans Check that this form has been received and favorably ruled upon by the FAA;
- Right-of-way dedication to include right-of-way on Warm Springs for a 60 foot minimum width half street;
- Drainage and traffic studies and compliance;
- Full off-sites to include full off-sites on Warm Springs from Industrial Road to entrance;
- Vacate Arby alignment;
- Applicant may vacate Copaville alignment or dedicate necessary right-of-way for a full width street and cul-de-sac;
- Design review as a public hearing for architectural design, landscaping, lighting, and signage;
- All structures on the site must be of the same architectural style and character;
- Compliance with the Nevada Department of Transportation memo dated 9/16/96;
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a Use Permit.

**Applicant’s Justification**

The applicant has stated that they want the sign to advertise the business of one of their lessees so that attendees of the business know where to be directed to. Furthermore, they state that they have had multiple signs permitted at this location with no conflict.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-16-0668	Vacated and abandoned	Approved by PC	November 2016
UC-16-0180	Office as a principal use	Approved by PC	May 2016
UC-14-0692	Office as a principal use	Approved by PC	October 2014
UC-12-0115	Secondhand furniture sales	Approved by PC	May 2012
UC-11-0055	Use permit and design review for a power transmission line	Approved by PC	April 2011
UC-99-1985	Relocation of an existing overhead line	Approved by PC	February 2000
DR-99-0628	Industrial complex	Approved by PC	June 1999

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-98-0415	Variance for reduced landscaping and design review for warehouse complex	Approved by PC	April 1998
VS-97-1009	Vacated and abandoned	Approved by BCC	August 1997
ZC-96-1312	Waiver of conditions for a zone change for full off-site improvements	Approved by BCC	December 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	H-2, RS20 & IP (AE-60)	I-21 & undeveloped
South	Business Employment	IP (AE-65)	Warehouse/distribution center
East	Entertainment Mixed-Use	IP, H-2, & RS20 (AE-65)	I-215 & industrial complex
West	Neighborhood Commercial, Ranch Estate Neighborhood (up to 2 du/ac)	CP & RS20 (AE-60)	Undeveloped, single-family residential, & office complex

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff has found that numerous sign permits dating back to the year 2000 have been approved for this site, verifying the applicant's statement. BD24-09344 is the first building permit to have the proper conditions of approval applied to it, despite numerous signs meeting code requirements being permitted here before and after this request. Since all the existing signs and the proposed sign meet the code requirements, staff can support this request.

**Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: LINCOLN PROPERTY COMPANY**

**CONTACT: KELLY CONTI, NEVADA SIGN, 648 EASTGATE ROAD, HENDERSON, NV  
89011**

**DRAFT**





# Department of Comprehensive Planning Application Form

# 1A

ASSESSOR PARCEL #(s): 17705404020

PROPERTY ADDRESS/ CROSS STREETS: 7140 DEAN MARTIN #1200 (DEAN MARTIN @ W. CAPOVILLA AVE)

### DETAILED SUMMARY PROJECT DESCRIPTION

REQUESTING A WAIVER OF CONDITION FOR ZC-1312-96

### PROPERTY OWNER INFORMATION

NAME: Andrea Pierce  
ADDRESS: One Sansome Street, Suite 3200  
CITY: San Francisco STATE: CA ZIP CODE: 94104  
TELEPHONE: 415-247-1238 CELL: \_\_\_\_\_ EMAIL: apierce@starwood.com

### APPLICANT INFORMATION (must match online record)

NAME: LINCOLN PROPERTY COMPANY  
ADDRESS: 7140 DEAN MARTIN DRIVE, SUITE 1200  
CITY: LAS VEGAS STATE: NV ZIP CODE: .89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 725-263-1465 CELL: \_\_\_\_\_ EMAIL: JSALDANA@LPC.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: KELLY CONTI-NEVADA SIGN  
ADDRESS: 648 EASTGATE RD  
CITY: HENDERSON STATE: NV ZIP CODE: 89011 REF CONTACT ID # 188986  
TELEPHONE: 702-895-6817 CELL 760-271-3994 EMAIL: KELLY@NEVADASIGN.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.

Andrea Pierce  
Property Owner (Signature)\*

Andrea Pierce  
Property Owner (Print)

8/5/2024  
Date

#### DEPARTMENT USE ONLY:

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

APPLICATION # (b) WC-24-400126  
PC MILLING DATE 12/17/2024  
BOC MEETING DATE \_\_\_\_\_  
TAB/CAL LOCATION Enterprise

ACCEPTED BY MY  
DATE 10/21/2024  
FEES \$800

DATE 11/26/2024

WC-24-400126



648 EASTGATE RD. HENDERSON, NV 89011  
PHONE: 702-895-6817  
FAX: 702-894-9844  
[www.nevadasign.com](http://www.nevadasign.com)

October 9, 2024

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

**Re: Justification Letter for Waiver of Condition for ZC-1312-96**

**APN: 177-05-404-020**

**Permit #: BD24-09344**

**Project Address: 7140 Dean Martin Dr. #1200**

To whom it may concern,

We are requesting a Waiver of Condition for ZC-1312-96, which requires a design review for signage, in order to permit, manufacture, and install one (1) non-illuminated sign, located in the IP Zone. The sign specifications are as follows:

Sign A (BD24-09344)-located on the front of the business entrance, is a reverse pan channel style letter, 11'-0" x 2'-4.5". It is 26.95 sq feet total, which is just under the code allowance of 30 sq feet for a channel type letter. It is non-illuminated and does not give out any ambient light.

The intention of this proposed sign is to advertise the lessee of suite 1200, Lincoln, which also is the current owner's property management company who service the whole business complex. They are requesting signage to direct tenants, both present and future, to the location of their office.

The current property owner, SREIT Dean Martin Drive, LLC, purchased this property in September 2021 and hired Lincoln Property Company to manage the complex. Tenant signage has been permitted at this site, with no known sign review and no known issues since 2004. Moreover, there have been more than 20 sign permits approved, both illuminated and non-illuminated, before the submittal of our sign permit application in February of 2024, and another two permits have been issued since then, all of them meeting the new Clark County code requirements, and none requiring a sign design review prior to approval.

The proposed signage meets current development code standards as set forth in Title 30. Since there have been no known issues and the sign criteria set forth by the property management states "all signs must comply with all local codes and regulations", we respectfully ask for your approval of this Waiver of Condition.

Best regards,



Kelly Conti  
Nevada Sign  
648 Eastgate Road  
Henderson, NV 89011  
O 702-895-6817  
E Kelly@nevadasign.com  
Contractor License # 045966

MY  
WC-24-400126  
10/21/2024



**PUBLIC HEARING**

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

**WS-24-0580-CANKIDS INVESTMENTS 2012, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) increase fill height.

**DESIGN REVIEW** for modifications to a previously approved single-family residential subdivision on 15.87 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the west side of Gagnier Boulevard and the south side of Wigwam Avenue within Enterprise. JJ/mh/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

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

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of a proposed retaining wall to 7 feet where the maximum of 3 feet is permitted per Section 30.04.03C (a 133% increase).
2. Increase fill height to 7 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 133% increase).

**LAND USE PLAN:**

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

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 15.87
- Project Type: Increase retaining wall height, increase fill height, and proposed model home additions

**History and Site Plan**

The subject site was previously approved via ZC-23-0921 in April 2024, which included a zone change to reclassify a 2.6 acre portion of the site from R-E (RNP-I) to R-2 (now RS3.3) zoning. The remainder of the subdivision maintained an R-E (now RS20) zoning. There were associated waivers of development standards for net lot area, street landscaping, off-site improvements, and street intersection off-set configuration, and a design review for a 45 lot single-family residential subdivision (25 lots zoned for R-E (RNP-I) and 20 lots zoned for R-2). The applicant is

requesting to increase retaining wall height and increase fill height in various areas within the previously approved subdivision.

The plans depict retaining walls up to 3 feet in height located along the east side of APNs 176-16-301-033 and 176-16-301-034, the southern portion of APN 176-16-301-033, and throughout internal portions of the subdivision. A retaining wall up to 4 feet in height is shown on a portion of the southeast side of Lot 32, which is part of APN 176-16-301-033. Retaining walls up to 5 feet in height are depicted along the west side of Lots 30 and 31, the south side of Lot 18, and around the north, south, and west sides of Lot 38. Retaining walls up to 6 feet in height are shown on the east side of Lot 27, the south side of Lot 19, and the west side of Lot 23, all of which are within APN 176-16-301-033. Retaining walls up to 7 feet in height are shown on the west side of Lot 39, the east side of Lots 11 and 12, and the east side of Lots 25 and 26.

The applicant is also proposing to increase the fill height up to 7 feet along the east property lines of Lots 25, 26, and 27, in addition to the south property line of Lot 32. These lots are primarily located on the southeast corner of the subdivision.

#### Landscaping

The plans approved under ZC-23-0921 depict landscaping with detached sidewalks on Wigwam Avenue, Gagnier Boulevard, and Ford Avenue. Along Cougar Avenue, landscaping with a detached sidewalk is shown adjacent to the proposed RS20 (NPO-RNP) subdivision. Adjacent to the proposed attached sidewalk with no landscaping is shown on Cougar Avenue, with the whole frontage being used for 6 lots with direct access to the street. There are no proposed changes to landscaping associated with this application.

#### Elevations & Floor Plans

The applicant is proposing 2 new plans, which are labeled Plan 3932 and Plan 2061. Plan 3932 is a single-story residence with a peak height of 21 feet 2 inches, a pitched roof featuring concrete tile, a roll-up garage door, and a stucco finish with stone veneer and wood fascia. The floor plan layout is 3,932 square feet, which includes 4 bedrooms, 4 bathrooms, a 2 car garage, and a den/study room. Plan 2061 is a 2 story residence with a peak height of 25 feet 10 inches, a pitched tile roof, roll-up garage door, and stucco finish. The floor plan layout is 2,061 square feet, which includes 3 bedrooms, 3 bathrooms, and a 2 car garage. The following layouts were approved via ZC-23-0921 and will remain: Plan 2270, Plan 2640, and Plan 4240. Two other layouts were also approved that are no longer proposed: Plan 4001 and Plan 4345.

#### Applicant's Justification

The applicant states the site constraints require an increase in perimeter retaining wall height. The constraints include flat existing north-south grades across the site, matching historic drainage patterns, and existing perimeter grade and perimeter streets. Where the increased retaining wall height is along a street, an offset planter wall up to 4.5 feet will be installed. Where the increased retaining wall height is internal to the subdivision, scarping or additional walls will be utilized to make up the remaining grade difference. The increased retaining wall heights and increased fill will allow the project to meet minimum interior street slopes and sewer design, while maintaining drainage patterns. The site is not being artificially raised for enhanced views.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-23-0921	Reclassified 2.6 acres from an R-E (RNP-I) Zone to an R-2 Zone	Approved by BCC	April 2024
TM-23-500191	45 lot single-family residential subdivision	Approved by BCC	April 2024
VS-23-0922	Vacated and abandoned easements and portions of rights-of-way	Approved by BCC	April 2024
ZC-1026-05	Reclassified approximately 3,800 parcels from an RS20 (formerly R-E Zone) to an RS20 NPO-RNP (formerly R-E (RNP-I) Zone)	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) and Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP)	Single-family residences
South	Ranch Estate Neighborhood (up to 2 du/ac) and Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (NPO-RNP) & RS5.2	Single-family residences & undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residences & undeveloped
West	Neighborhood Commercial and Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20, CG, & RS3.3	Single-family residences, undeveloped parcels, & mini-warehouse facility

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

Staff has no objection to the proposed increases to retaining wall height and fill, as the unique and natural topography of the subject site results in areas that are set at a lower grade, both

within the subdivision and between the subdivision and the adjacent residential developments. Staff finds that the increased retaining wall height and fill will have minimal impact and are unlikely to have any adverse effects on the adjacent properties or the surrounding area. Therefore, staff can support these requests.

#### Design Review

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

Staff has no objection to the architectural style of the proposed residences, which have features that would complement the existing residences in the area. 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**

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back-of-curb for Cougar Avenue and associated spandrels;
- The installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.



**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0386-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GREYSTONE NEVADA, LLC

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





# Department of Comprehensive Planning Application Form

# 2A

ASSESSOR PARCEL #(s): 176-16-301-010 033 & 034

PROPERTY ADDRESS/ CROSS STREETS: Cougar / Gagnier

### DETAILED SUMMARY PROJECT DESCRIPTION

Cougar Gagnier - Wall Height Waiver

### PROPERTY OWNER INFORMATION

NAME: Greystone Nevada, LLC  
ADDRESS: 6385 S. Rainbow Blvd, Suite 300  
CITY: Las Vegas STATE: NV ZIP CODE: 89118  
TELEPHONE: 702-821-4683 CELL \_\_\_\_\_ EMAIL: Dave Cornoyer <David.Cornoyer@lennar.com>

### APPLICANT INFORMATION

NAME: Greystone Nevada, LLC  
ADDRESS: 6385 S. Rainbow Blvd, Suite 300  
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-821-4683 CELL \_\_\_\_\_ EMAIL: Dave Cornoyer <David.Cornoyer@lennar.com>

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services  
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.

Robert Johnson  
Property Owner (Print)

10/3/2024  
Date

### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |  |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC            |
| <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-24-0580

ACCEPTED BY [Signature]

PC MEETING DATE 12/3/24

DATE 10/14/24

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION Enterprise DATE 11/13/24

LEN2404.000

October 10, 2024

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

Re: **Cougar and Gagnier, (44 Lot Single Family, Detached Residential Subdivision)  
Justification Letter for a Waiver of Development Services  
APNs 176-16-301-010, 176-16-301-033 & 034**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Lennar, respectfully submits this justification letter for a Waiver of Development Services.

### **Project Description**

The project site associated with this request is approximately 16.22+/- gross acres and covers APN 176-16-301-010, 176-16-301-033 & 034. It is located within a portion of Section 16, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 44 lots in the RS 3.3 zone and is within the NPO RNP overlay district.

The entitlements were previously approved through another developer and the approved land use applications are as follows: TM-23-500191, VS-23-0922, and ZC-23-0921. Currently in process is a minor deviation (AV-24-900607) and development agreement (DA-24-900605)

### **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 perimeter retaining walls to 7.0feet and interior retaining walls to 6-feet where needed.
Justification:	The waiver is being requested due to site development constraints requiring an increase in perimeter retaining wall height from the allowable 3ft to a maximum of 7.0-ft. The site constraints include flat existing north-south grades across the site, matching historic drainage patterns, and existing perimeter grade and perimeter streets. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall with 7.0-ft of retaining wall around the perimeter of the site as needed. Where the increased retaining is along perimeter streets with sidewalk, an offset planter wall up to 4.5-ft will be installed. The total retaining between the two walls will be up to 7.0-ft. Where interior retaining is over the requested 6-ft, scarping or additional walls will be utilized to make up the remaining grade difference. The increased retaining wall heights allow the project to meet minimum interior street slopes, meet sewer design, and maintain drainage patterns. The site is not being artificially raised for enhanced views. 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 7.0 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 site constraints include flat existing north-south grades across the site, matching historic drainage patterns, and existing perimeter grade and perimeter streets. This causes areas throughout the site to be more than 3-ft at shared property lines. The increased fill will allow the project to meet minimum interior street slopes, meet sewer design, and maintain drainage patterns. The site is not being artificially raised for enhanced views.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,  
WESTWOOD PROFESSIONAL SERVICES, INC.



Emily Hoy, P.E.  
Project Manager

WS-24-0580



**PUBLIC HEARING**

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

**WS-24-0604-B-R OVATION LIMITED PARTNERSHIP:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce street landscaping.

**DESIGN REVIEW** for site and exterior modifications to a previously approved multi-family development (affordable housing/senior housing) on 5.0 acres in a CR (Commercial Resort) Zone. Generally located on the north side of Bruner Avenue and the west side of Parvin Street (alignment) within Enterprise. MN/rg/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

191-05-801-015

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce street landscaping along Bruner Avenue and Parvin Street to 10 feet where a minimum of 15 foot wide area, measured from the back of curb, consisting of 2 landscape strips, 5 feet on each side of a 5 foot wide sidewalk shall be provided per Section 30.04.010D.
- b. Reduce street landscaping along Bruner Avenue and Parvin Street where 1 large tree and 3 shrubs shall be provided for 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: N/A
- Site Acreage: 5
- Project Type: Multi-family development (affordable housing/senior housing)
- Number of Units: 194
- Density (units/ac): 38.8
- Number of Stories: 4
- Building Height (feet): 55
- Parking Required/Provided: 194/186
- Sustainability Required/Provided: 5/5

**Site Plans & History**

The plans depict a proposed 4 story multi-family residential building with 196 units at 38.8 dwelling units per acre that was approved by ZC-22-0606. The Board of County Commissioners

approved this application at their January 18, 2023 hearing meeting. The applicant proposed a drive aisle that circulates around the site. The site complied with parking by providing 235 parking spaces where 196 parking spaces are required. Among the amenities included with this project are a social club, picnic and BBQ area, outdoor kitchen, business center, and workout areas.

This application is to modify the development within APN 191-05-801-015. Changes to the site include the removal of the garages located on the north and south sides of the proposed building. The north side of the building, the former site of the garages is being replaced by a standard parking lot with landscape islands and trash enclosures. Parking spaces are removed from the second and third courtyards of the building and have been redesigned for common area specifically for recreational uses.

A swimming pool located within the first courtyard and a pool equipment building has been added to the site, located along the south side of the property adjacent to Bruner Avenue. A fire pump house has been added within the third (east) courtyard. A crash gate has been added along the east property line along Parvin Street.

The multi-family development has been reduced from 196 units to 194 units. The provided parking for this development is 186 parking spaces. The proposed development requires 194 parking spaces where 186 parking spaces are provided. Per Section 30.04.04F, the minimum parking requirement may be reduced up to 25 percent for an affordable housing development. The multi-family development has been pre-certified as an affordable housing project by the Clark County Community Housing Office. The applicant is proposing a parking alternative for this development.

#### Landscaping

A 10 foot wide street landscape area is proposed along Parvin Street consisting of a 5 foot wide detached sidewalk and a 5 foot wide landscape strip. Trees are provided between the curb and detached sidewalk along Parvin Street and Bruner Avenue, spaced at every 30 feet on center. The previously approved street landscaping along Parvin Street included an attached sidewalk. Parking spaces are added along the north side of the proposed building replacing the previously approved garages. The plan depicts replacing the previously approved garages with standard parking spaces with landscape finger islands with trees. A 6 foot walkway is provided adjacent to the trash enclosures where a landscape island is required. The applicant is proposing alternative landscaping for the parking lot tree placement which requires 41 trees where 21 trees are provided. The proposed street trees provided along Bruner Avenue and Parvin Street placement which requires 46 trees where 22 trees are provided. The site exceeds the number of trees with 106 trees where 87 trees are required for parking lot and street trees.

#### Elevations

The elevations depict a 4 story building with off-set planes to reduce the visual mass of the building. The maximum height is 55 feet to the top of decorative roof elements on portions of the building. Exterior materials included painted stucco, metal railing, and glazing.



**Floor Plans**

Residential options for this development include 126, 1 bedroom and 68, 2 bedroom units for a total of 194 units. Other portions of the building will include leasing office, multiple purpose room, fitness center, great room, maintenance room, mail center, food pantry, laundry room, lounge, salon, library, computer room, wellness center, and media room.

**Applicant’s Justification**

The applicant states that the Board of County Commissioners approved ZC-22-0606 for a zone change to CR (formerly H-1) along with design review and special use permits for a 196 unit senior housing development. The approval also includes waiver of development standards. The applicant is requesting to amend the previous approved designs. The design still incorporates all the approved waivers. The minor changes include the following: 1) a slight decrease in the number of units from 196 to 194; 2) removal of the garage units from the apartment building; 3) changes to the elevations; 4) minor changes to the landscaping due to the removal of the garages, and; 5) a parking alternative. Both senior and affordable housing are permitted in the CR zoning district. Waivers of the development standards are requested for the following: 1) to allow a reduced street landscaping along Bruner Avenue and Parvin Street, and 2) to allow a reduced street tree along Bruner and Parvin Street; due to the proposed walls located behind the sidewalk.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-24-400131 (ZC-22-0606)	Extension of time for a use permit for multi-family residential use, waivers for increased building height, reduced parking lot landscaping, alternative driveway geometrics, increased wall height, and design review for a multi-family residential development	Pending	January 2025
ZC-22-0606	Reclassified 5 acres from R-E to H-1 zoning, use permit for multi-family residential use, with waivers for increased building height, reduced parking lot landscaping, alternative driveway geometrics, increased wall height; and design review for a multi-family residential development	Approved by BCC	January 2023
VS-22-0612	Vacated and abandoned patent easements	Approved by BCC	January 2023
UC-1132-94	Allowed two, 40 foot high, 672 square foot off-premises signs on the site	Approved by PC	September 1995

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	RM32	Undeveloped
South	Entertainment Mixed-Use	CR	Multi-family dwelling
East	Open Lands	RS20	Undeveloped
West	Entertainment Mixed-Use	CR	Undeveloped

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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 uses 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.

Street landscaping is necessary to buffer uses from streets. The decorative fence and/or wall can be relocated to meet the street landscape width. The proposed wall/fence encroaches into the 15 foot wide street landscape area; therefore, is a self-imposed hardship. The wall/fence can be relocated outside of the 15 foot wide landscape street area. Therefore, staff cannot support this request.

Design Review

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

Staff finds the proposed design is consistent with the multi-family development standards with regards to appropriate buffers, setbacks, drought-tolerant landscaping, building height and materials, along with on-site and off-site circulation patterns. The proposed setbacks exceed the minimum requirements, and the proposed on-site circulation is appropriate for the development. This proposed modification continue to provide amenities to residents, including usable open space and BBQ pits, multiple purpose room, demonstration kitchen, and fitness rooms. In addition, this project in part complies with Master Plan Policy 1.3.1, which encourages the integration of varied housing models, architectural styles, streetscapes, signage, common landscaped areas, and other character defining features that contribute to a distinct neighborhood identity. Staff does not object to the proposed multi-family development. However, since staff is not supporting the waiver of development standards to reduce the landscaping, staff cannot support the design review 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, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Comply with approved drainage study PW24-15762;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Bruner Avenue, between 25 feet and 50 feet for Parvin Street, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0438-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** JANET GOYER  
**CONTACT:** JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON  
BOULEVARD, SUITE 150, LAS VEGAS, NV 89135

DRAFT



# Department of Comprehensive Planning Application Form

# 3A

ASSESSOR PARCEL #(s): 191-05-801-015

PROPERTY ADDRESS/ CROSS STREETS: W. Bruner Avenue & N. 115

### DETAILED SUMMARY PROJECT DESCRIPTION

This project is being revised from market rate senior apartments to affordable senior apartments. This will require a Design Review due to the removal of garages. There are also elevation, unit, landscape, parking and other miscellaneous changes. (See comparison drawing). A parking waiver will be required. Original zone change was ZC-22-0606.

### PROPERTY OWNER INFORMATION

NAME: B-R Ovation Limited Partnership  
ADDRESS: 10650 W. Charleston Blvd., #150  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702-990-2325 CELL 702-580-9036 EMAIL: jang@ovationco.com

### APPLICANT INFORMATION (must match online record)

NAME: Janet Goyer -- Ovation Contracting, Inc.  
ADDRESS: 10650 W. Charleston Blvd., #150  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 249332  
TELEPHONE: 702-990-2325 CELL 702-580-9036 EMAIL: jang@ovationco.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Janet Goyer -- Ovation Contracting, Inc.  
ADDRESS: 10650 W. Charleston Blvd., #150  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 249332  
TELEPHONE: 702-990-2325 CELL 702-580-9036 EMAIL: jang@ovationco.com

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

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

DocuSigned by:  
  
Property Owner (Signature)\*

Reinier Santana  
Property Owner (Print)

9/26/2024  
Date

### DEPARTMENT USE ONLY

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

APPLICATION # (S) WS-24-0604

ACCEPTED BY Romeo

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

DATE 10/22/24

BCC MEETING DATE 12/18/24

FEES \$ 1300

TAB/CAC LOCATION Enterprise

DATE 11/20/24

# PLANNER COPY

WS-24-0604

September 26, 2024

**VIA EMAIL**

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

**Re: *Justification Letter - Ovation Contracting, Inc.  
Amend Previously Approved Multi-Family Development (ZC-22-0606) for  
APN: 191-05-801-015***

To Whom It May Concern:

Please be advised our office represents Ovation Contracting, Inc. (the "Applicant") in the above-referenced matter. The project is located on approximately 4.9 acres of property located at the northwest corner Bruner Avenue and Parvin Street in Clark County, Nevada. The property is more particularly described as APN: 191-05-801-015 (the "Site").

By way of background, on January 18, 2023, the BCC approved ZC-22-0606 approving a zone change to CR (formerly H-1) along with a design review and special use permits for a 196-unit senior housing multi-family development. The approval also includes waivers of development standards to increase the building height to 59-feet; reducing the throat depth to 126-feet; increase wall height to 10-feet; and allow a 6-foot tall decorative fence not setback 6-feet for landscaping.

The Applicant is now requesting to amend the previous approved design. The design still incorporates all the approved waivers. The minor changes include the following: (1) a slight decrease in the number of units from 196 to 194, (2) removal of the garage units from the apartment building, (3) changes to the elevations, (4) minor changes to the landscaping due to the removal of the garages, and (5) a waiver to reduce parking. The Applicant is proposing a senior, affordable housing project. Both senior and affordable housing are permitted in the CR zoning district.

**Amended Design Review**

The Site is located at the northwest corner of Bruner Avenue and Parvin Street. The Site is immediately east of the Site's sister project. The Site is accessed from Bruner Avenue via a shared private drive. The Applicant is proposing a 194-unit senior, affordable multi-family development. The Site now also includes a crash gate located at the northeast corner of the Site along Parvin Street. The Applicant is proposing to build a four (4)-story building at a height of

approximately 59-feet. Previously, garage units were located on the north side of the building. The garage units are removed and replaced with surface parking with carports and landscape islands with trees. The proposed height is well within the 100-foot limitations allowed in the CR zoned district. Additionally, the proposed height is compatible with the 70-foot tall approval of the sister project. The Applicant is proposing a drive aisle that circulates around the Site. The development will provide at a minimum the following amenities:

- Picnic and BBQ areas
- Pool/cabana/recreational deck area
- Outdoor kitchen area
- Business Center
- Demonstration kitchen
- Social club
- Collaboration rooms
- Clubhouse featuring full cardio and strength training facility

Further, Title 30 requires the Applicant to achieve five (5) sustainability points for multi-family residential developments, which the Applicant has met in the following ways:

- 30.04.05(J)(3)(i) – Provide at least 10% more trees than typically required by Title 30. **(1 point)**.
- 30.04.05(J)(3)(ii) – Provide 95% or more of all required landscaping with plants that have very low or low water needs. **(1 point)**.
- 30.04.05(J)(3)(iv)(a) – Provide trees that cover at least 50% of the paved parking area. **(1 point)**.
- 30.04.05(J)(4)(ii)(c)(2) – Incorporated daylighting strategies into the design of the project to minimize the use of artificial lighting. **(1/2 point)**.
- 30.04.05(J)(4)(ii)(c)(3) – Provide a minimum floor-to-ceiling height of 9 feet on all floors to facilitate natural ventilation. **(1/2 point)**.
- 30.04.05(J)(5) – We are requesting consideration of **(1 point)** for the use of tank-less gas water heaters and hydronic heating in the residential units.

**PLANNER  
COPY**  
WS-24-0604

Lighting and signage is not part of this request. The Applicant will submit lighting and signage separately.

**Design Review to Reduce Street Width Dedication of Parvin Street**

The Applicant will be dedicating Parvin Street. As required by Clark County Development Standards, the Applicant will provide a 5-foot detached sidewalk on both sides of Parvin Street. As a result, the Parvin Street width dedication will reduce from 60-feet to 50-feet in order to accommodate the detached sidewalks.

**Design Review for Alternative Landscape Plan**

A 6-foot walkway is provided adjacent to the trash enclosure where a landscape island is required. In addition, the landscape area between the Parvin Street right-of-way to the back of the fence is reduced from 15-feet to 14-feet and, along the north property line; some of the parking field does not have a landscape island between every 6 parking spaces. However, in conformance with Title 30.04.01(E)(1)(iii), street and parking lot tree placement may vary if the required number of trees provided meets the minimum number of required trees. Here, the Site is exceeding the required number of trees by providing 106 trees where 69 trees are required. Therefore, the proposed on-site landscaping conforms to Title 30.

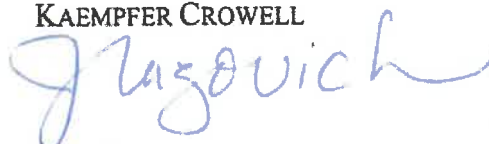
**Waiver of Development Standards to Reduce Parking**

The Site is providing 186 parking spaces where 194 parking spaces are required. Therefore, the Applicant is requesting a 3% parking reduction. This project provides an affordable option for senior residents and, as such, some residents will not own a vehicle. The Applicant will provide transportation. Therefore, the slight reduction in parking is appropriate.

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/ajc

**PLANNER  
COPY**  
WS-24-0604



**PUBLIC HEARING**

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

**ZC-24-0602-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:**

**ZONE CHANGE** to reclassify 2.38 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise (description on file). MN/hw (For possible action)

**RELATED INFORMATION:**

**APN:**

177-07-401-018

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7925 Cameron Street
- Site Acreage: 2.38
- Existing Land Use: Single-family detached residential with agricultural uses

**Applicant's Justification**

The applicant states the surrounding properties to the north, west, and south have a zoning similar to this zone change request and this application would unify the zoning of the area west of Cameron Street. In addition, they state the zone change is to support a proposed single-family detached residential development that would be similar to those adjacent residential developments.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-1781-05	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - recorded	Approved by PC	December 2005
VS-0665-03	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - expired	Approved by PC	June 2003
VS-0269-00	Vacated patent easements and portions of Mesa Verde Lane, Cameron Street, Rodgers Street, and Moberly Avenue - recorded	Approved by BCC	April 2000

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0480-99	Electrical substation with communications towers and 12, 230kV overhead electric power transmission lines	Approved by PC	May 1999
UC-0467-97	Temporary construction staging area including laydown, staging, and storage for a rock crushing and batch plant with a temporary manufactured office - expired	Approved by PC	April 1997
VC-0044-93	Allowed a 3,000 square foot metal accessory building in conjunction with a proposed residence	Approved by PC	February 1993

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

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Open Lands	RS20	Undeveloped BLM land

**Related Applications**

Application Number	Request
WS-24-0603	A waiver of development standards for a single-family detached residential development is a companion item on this agenda.
VS-24-0601	A vacation and abandonment of easements is a companion item on this agenda.
TM-24-500131	A tentative map for a 19 lot single-family detached residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the site is surrounded by similar zoned RS3.3 subdivisions. The proposed RS3.3 zoning at the subject site would complete the block of RS3.3 zoned properties on the west side of Cameron Street and would allow for similar single-family residential developments compared to the surrounding area. Cameron Street should serve as an adequate buffer from the undeveloped RS20 zoned property across the street to the east. Finally, staff finds that the proposed zone change complies with Master Plan Policies 1.3.1 and 1.4.4, and Enterprise Specific Policy EN-1.1, which all support the development of compatible and continuous residential developments within in-fill areas of existing neighborhoods. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

### **Department of Aviation**

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

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Department of Aviation**

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

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

**Fire Prevention Bureau**

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

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

- Applicant is advised that there is an active septic permit on APN 177-07-401-018; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0125-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** LV, LLC  
**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLDG 3 SUITE 577, LAS VEGAS, NV 89134



# Department of Comprehensive Planning Application Form

# 4A

ASSESSOR PARCEL #(s): 177-07-401-018

PROPERTY ADDRESS/ CROSS STREETS: 7925 CAMERON ST

DETAILED SUMMARY PROJECT DESCRIPTION

Request to rezone 2.38 acres from RS20 to RS3.3

PROPERTY OWNER INFORMATION

NAME: VERLAINE L L C and PRECEDENT PROPERTIES L L C  
 ADDRESS: 4470 N GRAND CANYON  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89129  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

APPLICANT INFORMATION (must match online record)

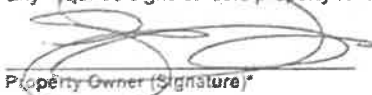
NAME: TOLL SOUTH LV.LLC  
 ADDRESS: 1140 N. TOWN CENTER DRIVE  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89144 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-877-7040 CELL \_\_\_\_\_ EMAIL: isummers@tollbrothers.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS CONSULTING  
 ADDRESS: 1930 VILLAGE CENTER CIRCLE BLDG 3-577  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577  
 TELEPHONE: \_\_\_\_\_ CELL 702-499-6469 EMAIL: STEWPLAN@GMAIL.COM

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

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


PRECEDENT PROPERTIES, L L C  
LEVI PARKER, MANAGER
7/24/24  
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"/> ADP	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input checked="" type="checkbox"/> ZC
<input type="checkbox"/> AP	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER _____

PROJECT NUMBER: 26-24-0602 ACCEPTED BY: [Signature]  
 PROJECT DATE: \_\_\_\_\_ DATE: 12/22/24  
 PROJECT VALUE: Enterprise FEES: \$  
 PROJECT START DATE: 11/26/24

*LAS Consulting*  
1930 Village Center Circle 3 #577  
Las Vegas, NV. 89134  
(702) 499-6469-cell

September 3, 2024

Planner  
Copy

Comprehensive Planning Department 500  
Grand Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter –ZC - APR 24-100900 /APN: 177-07-401-018 Dear

Sir or Madam:

Please accept this as our request for a zone change from Residential Single-Family 20 (RS20) to Residential Single Family 3.3 (RS3.3). The property is planned for Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and the request for RS 3.3 is a conforming zone change.

**Description**

The property is 2.38 acres located on the southwest corner of Mesa Verde and Cameron. The parcel is surrounded on the north, west and south side with developed subdivisions zoned RS 3.3. The lot sizes and house types are similar to this Storybook development. Further south across Windmill are compact lots. This piece in an infill piece and make sense as RS 3.3 since that is what surrounds the site on the north, west and south side of the property. The east side of the parcel is Cameron Street, and east of that is a large BLM parcel planned open lands.

The proposed subdivision consists of 19 residential lots, ranging in size from 3675 square feet up to 5203 square feet, for an average lot size of 4039 square feet. There are open space lots for a total of 3955 square feet. There is one entrance into the development with one stub street and a cul-de-sac. The houses are shown two stories in height. The adjacent developments consist of existing one- and two-

story homes and are the same zoning as this request.

**Requested Applications**

Zone change from Residential Single-Family 20 (RS20) to Residential Single Family3.3 (RS3.3). A tentative map and design review are companion items.

We believe this to be an asset to the area, is proposed similar to existing adjacent developments and we respectfully request approval of this request.

Yours truly, *Lucy*

*Stewart* Lucy

Stewart





**PUBLIC HEARING**

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

**VS-24-0601-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Mesa Verde Lane (alignment) and Englewood Avenue and between Cameron Street and Decatur Boulevard within Enterprise (description on file). MN/hw/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

177-07-401-018

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of a government patent easement that runs along the perimeter of the subject site. Along the northern, western, and southern property lines, a 33 foot wide patent easement is proposed to be vacated. Additionally, along the eastern property line along Cameron Street, a 3 foot wide portion of the same patent easement is proposed to be vacated. The applicant indicates the existing patent easements are no longer necessary to access adjacent properties nor for the development of the site and the vacation of these easements should not affect the surrounding area or property owners.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-1781-05	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - recorded	Approved by PC	December 2005
VS-0665-03	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - expired	Approved by PC	June 2003
VS-0269-00	Vacated patent easements and portions of Mesa Verde Lane, Cameron Street, Rodgers Street, and Moberly Avenue - recorded	Approved by BCC	April 2000
UC-0480-99	Electrical substation with communications towers and 12, 230kV overhead electric power transmission lines	Approved by PC	May 1999
UC-0467-97	Temporary construction staging area including laydown, staging, and storage for a rock crushing and batch plant with a temporary manufactured office - expired	Approved by PC	April 1997

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-0044-93	Allowed a 3,000 square foot metal accessory building in conjunction with a proposed residence	Approved by PC	February 1993

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

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Open Lands	RS20	Undeveloped BLM land

**Related Applications**

Application Number	Request
ZC-24-0602	A zone change to reclassify the site from RS20 to RS3.3 zone is a companion item on this agenda.
WS-24-0603	A waiver of development standards for a single-family detached residential development is a companion item on this agenda.
TM-24-500131	A tentative map for a 19 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 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 to include dedication to back of sidewalk along Cameron Street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LV, LLC

**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLDG 3 SUITE 577, LAS VEGAS, NV 89134





Department of Comprehensive Planning  
Application Form

5A

ASSESSOR PARCEL #(s): 177-07-401-018

PROPERTY ADDRESS/ CROSS STREETS: 7925 CAMERON ST

PROPERTY OWNER INFORMATION  
NAME: VERLAINE L L C and PRECEDENT PROPERTIES L L C

ADDRESS: 4470 N GRAND CANYON  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

APPLICATION INFORMATION (must match online record)  
NAME: TOLL SOUTH LV,LLC  
ADDRESS: 1140 N. TOWN CENTER DRIVE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89144 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-877-7040 CELL \_\_\_\_\_ EMAIL: isummers@tollbrothers.com

CORRESPONDENT INFORMATION (must match online record)  
NAME: LAS CONSULTING  
ADDRESS: 1930 VILLAGE CENTER CIRCLE BLDG 3-577  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577  
TELEPHONE: \_\_\_\_\_ CELL 702-499-6469 EMAIL: STEWPLAN@GMAIL.COM

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

Property Owner (Signature): [Signature] **PRECEDENT PROPERTIES, L L C**  
Property Owner (Print): LEVI PARKER MANAGER  
Date: 7/24/24

- |                              |                              |                              |                              |                              |  |                                    |
|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|--|------------------------------------|
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VS-24-0601  
12/18/24  
Enterprise

RECEIVED BY [Signature]  
DATE 10/22/24  
FEE \$

11/20/24

*LAS Consulting  
1916 Trail Peak Lane  
Las Vegas, NV 89134  
(702) 499-6469-cell.*

September 3, 2024

Planner  
Copy

Clark County Current Planning  
500 Grand Central Parkway, 1<sup>st</sup> floor  
Las Vegas, NV 89106

RE: APR 24-100900/APN: 177-07-401-018 -Vacation & Abandonment  
Justification Letter

Dear Sir or Madam:

Please accept this letter as our request for a vacation and abandonment of patent easements. The easements are 33 feet surrounding the site, on the north, west and south boundaries. Three feet along the eastern boundary are included in this vacation as well. This vacation is necessary for development to occur.

Please feel free to contact me with any questions.

Yours truly,

*Lucy Stewart*

Lucy Stewart

---

**PUBLIC HEARING**

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

**WS-24-0603-VERLAINE LLC & PRECEDENT PROPERTIES LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow attached sidewalks.

**DESIGN REVIEW** for a proposed single-family residential subdivision on 2.38 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise. MN/hw/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-07-401-018

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow existing attached sidewalks to remain where detached sidewalks are required per Section 30.04.08C.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7925 Cameron Street
- Site Acreage: 2.38
- Project Type: Single-family detached residential
- Number of Lots: 19
- Density (du/ac): 7.98
- Minimum/Maximum Lot Size (square feet): 3,675/5,203
- Number of Stories: 2 (maximum)
- Building Height (feet): 27.1 (maximum)
- Square Feet: 1,916 (minimum)/2,684 (maximum)

**Site Plans**

The plans show a proposed single-family detached subdivision located on a 2.38 acre site located at the southeast corner of Cameron Street and the Mesa Verde Lane. The site will be divided into 19 lots with a density of 7.98 dwelling units per acre. Access is solely from Cameron Street to the east through a 38 foot wide private street. This main private street will run east to west and will run the length of the proposed subdivision with the west 85 feet of this street tapering down to be a 25 foot wide stub street that accesses only 3 lots. A total of 12 of the 19 lots will be

accessed by this street. A 38 foot wide private street running north to south will extend off of the main private street accessing 7 lots in the northern and western portions of the site with the street terminating in a cul-de-sac. The lots range in size from 3,675 square feet up to 5,203 square feet. The lots shown are generally 95 feet to 175 feet long and 35 feet to 50 feet wide with 20 foot front setbacks, 15 foot rear setbacks, and 5 feet to 10 feet side setbacks. All driveways are shown to be a least 20 feet long. The plans indicate that all existing structures on-site will be removed.

**Landscaping**

The plans show a proposed 10 foot wide landscaping strip will be located along Cameron Street. The existing 5 foot wide attached sidewalk will remain and the proposed landscape strip will be placed behind this sidewalk with the landscape strip consisting of 11 Southern Live Oak (*Quercus virginiana*) trees spaced approximately every 30 feet on center where 11 large trees are required along Cameron Street. Six Southern Live Oak trees will also be placed in the common elements within the interior of the subdivision. Four trees will be placed within a 6 foot wide landscape strip that runs along the western and northern side of Lot 19 in the central portion of the site. Two trees will be located in a similar landscape area in the southwestern portion of the site at the western end of the east-west private street.

**Elevations & Floor Plans**

The elevations show 2 different options for the exterior design of the homes. Each exterior corresponds with either a modern/contemporary style or a craftsman style. All models are 2 stories tall, range in height from 23 feet to 27.1 feet, and consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer or metal accents, awnings, and significant fenestration are shown.

The models shown range in size from 1,916 square feet up to 2,684 square feet of living space, and range in size from 2,468 square feet up to 3,057 square feet including garage, porch, and optional spaces, spread across 2 stories. Each model has 3 to 5 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, and gourmet kitchens. All homes have garage space for 2 cars with space for 2 cars in the driveway.

**Applicant's Justification**

The applicant states the proposed single-family residential development will be consistent with the subdivisions that border the site to the north, west, and south. The applicant indicates both developments will have 1 to 2 story homes with similar lot sizes, colors, textures, and designs for the homes. The applicant also states the proposal for the attached sidewalks is justified due to it will allow the existing sidewalks and spandrels to stay in existence.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-1781-05	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - recorded	Approved by PC	December 2005



**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0665-03	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - expired	Approved by PC	June 2003
VS-0269-00	Vacated patent easements and portions of Mesa Verde Lane, Cameron Street, Rodgers Street, and Moberly Avenue - recorded	Approved by BCC	April 2000
UC-0480-99	Electrical substation with communications towers and 12, 230kV overhead electric power transmission lines	Approved by PC	May 1999
UC-0467-97	Temporary construction staging area including laydown, staging, and storage for a rock crushing and batch plant with a temporary manufactured office - expired	Approved by PC	April 1997
VC-0044-93	Allowed a 3,000 square foot metal accessory building in conjunction with a proposed residence	Approved by PC	February 1993

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

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Open Lands	RS20	Undeveloped BLM land

**Related Applications**

Application Number	Request
ZC-24-0602	A zone change to reclassify the site from RS20 to RS3.3 zone is a companion item on this agenda.
VS-24-0601	A vacation and abandonment of easements is a companion item on this agenda.
TM-24-500131	A tentative map for a 19 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**

**Design Review**

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

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

Staff finds the proposed residential development is similar in character to other developments within the area. There are similar residential developments to the north, west, and south with similar lots sizes, density, and design and scale of homes. The proposed development will also help to activate an unused area and act as an in-fill development in the area. In terms of the design of the proposed residential development, staff finds the proposed architecture and garage styles are like the surrounding residential developments and are consistent with newer development designs. The proposed designs are attractive, modern, and fit the aesthetics of the newer homes in the neighborhoods of the Enterprise area. The landscaping being provided should enhance not only the interior open spaces, but also the street frontage by providing shading opportunities for pedestrians and for the reduction of heat island related effects. While staff finds the proposed subdivision supports Master Plan Policies 1.3.1 and 1.4.4, and Enterprise Specific Policy EN-1.1, which all support the development of compatible and continuous residential developments within in-fill areas of existing neighborhoods, since staff is unable to support the waiver of development standards for detached sidewalks, therefore, staff is unable to support this design review.

#### 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.

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

##### Waiver of Development Standards

Staff cannot support the request to not install detached sidewalks along Cameron Street. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

#### **Department of Aviation**

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

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

## **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way to include dedication to back of sidewalk along Cameron Street.
- Applicant is advised that off-sites may be required.

### **Department of Aviation**

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

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

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

#### **Fire Prevention Bureau**

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

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

- Applicant is advised that there is an active septic permit on APN 177-07-401-018; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0125-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: LV, LLC**

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLDG 3 SUITE 577, LAS VEGAS, NV 89134**



# Department of Comprehensive Planning Application Form

# 6A

ASSESSOR PARCEL #(s): 177-07-401-018

PROPERTY ADDRESS/ CROSS STREETS: 7925 CAMERON ST

DETAILED SUMMARY PROJECT DESCRIPTION

Request to rezone 2.38 acres from RS20 to RS3.3

Design Review for 19 residential houses and subdivision design.

PROPERTY OWNER INFORMATION

NAME: VERLAINE L L C and PRECEDENT PROPERTIES L L C  
 ADDRESS: 4470 N GRAND CANYON  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89129  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

APPLICANT INFORMATION (must match online record)


NAME: TOLL SOUTH LV.LLC  
 ADDRESS: 1140 N. TOWN CENTER DRIVE  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89144 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-877-7040 CELL \_\_\_\_\_ EMAIL: lsummers@tollbrothers.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS CONSULTING  
 ADDRESS: 1930 VILLAGE CENTER CIRCLE BLDG 3-577  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577  
 TELEPHONE: \_\_\_\_\_ CELL 702-499-6469 EMAIL: STEWPLAN@GMAIL.COM

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

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



PRECEDENT PROPERTIES, ETAL  
LEVI PARIZER MANAGER  
 Property Owner (Print)
 

7/24/24  
 Date

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADH	<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"/> AS	<input checked="" type="checkbox"/> DP	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

PROJECT ID: DR-24-0003 ACCEPTED BY: Hes  
 PLANNING DIVISION: \_\_\_\_\_ DATE: 10/22/24  
 COUNTY CLERK: 12118124 FEE: \$1,000  
 COUNTY CLERK: Enterprise DATE: 11/26/24

*LAS Consulting*  
1930 Village Center Circle 3 #577  
Las Vegas, NV. 89134  
(702) 499-6469-cell

September 3, 2024

Comprehensive Planning Department  
500 Grand Central Parkway  
Las Vegas, NV 89155

Planner  
Copy

RE: Justification Letter –DR - APR 24-100900 /APN: 177-07-401-018

Dear Sir or Madam:

Please accept this as our request for a design review in conjunction with a zone change from Residential Single-Family 20 (RS20) to Residential Single Family 3.3 (RS3.3). The property is planned for Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and the request for RS 3.3 is a conforming zone change.

**Description**

The property is 2.38 acres located on the southwest corner of Mesa Verde and Cameron. The parcel is surrounded on the north, west and south side with developed subdivisions zoned RS 3.3. The east side of the parcel is Cameron Street, and east of that is a large BLM parcel planned open lands.

The proposed subdivision consists of 19 residential lots, ranging in size from 3675 square feet up to 5203 square feet, for an average lot size of 4039 square feet. There are two open space lots for a total of 3955 square feet. There is one entrance into the development with one stub street and a cul-de-sac. The houses are shown two stories in height. There are three models with two different elevations per house. There are windows shown on all four sides with some doors shown on the side. There is stucco covered foam trim shown on the front of the houses and wrap

around a portion of the sides of the houses. The houses are earth tone in color, stucco. The roofs are concrete tile. There are lights on both sides of the garage door and the house numbers are backlit and dusk to dawn automatic lights.

The adjacent developments consist of existing one- and two-story homes. The houses rear to the property on the north and west side of the property, and the southern property the houses side to the subject property.

**Related Applications**

A Zone change from Residential Single-Family 20 (RS20) to Residential Single Family3.3 (RS3.3) and a tentative map are companion items.

Vacation & Abandonment- Vacate patent easements.

**Design Reviews**

Design Review -For site layout.

Design review – House design.

We believe this to be an asset to the area, this development is similar to the existing adjacent developments, and we respectfully request approval of this request.

Yours truly,

*Lucy Stewart*

Lucy Stewart





APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500131-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:**

**TENTATIVE MAP** consisting of 19 single-family residential lots and 6 common lots on 2.38 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise. MN/hw/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

177-07-401-018

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7925 Cameron Street
- Site Acreage: 2.38
- Project Type: Single-family detached residential
- Number of Lots: 19
- Density (du/ac): 7.98
- Minimum/Maximum Lot Size (square feet): 3,675/5,203

**Project Description**

The plans show a proposed single-family detached subdivision located on a 2.38 acre site located at the southeast corner of Cameron Street and the Mesa Verde Lane. The site will be divided into 19 lots with a density of 7.98 dwelling units per acre. Access is solely from Cameron Street to the east through a 38 foot wide private street. This main private street will run east to west and will run the length of the proposed subdivision with the west 85 feet of this street tapering down to be a 25 foot wide stub street that accesses only 3 lots. A total of 12 of the 19 lots will be accessed by this street. A 38 foot wide private street running north to south will extend off of the main private street accessing 7 lots in the northern and western portions of the site with the street terminating in a cul-de-sac. The lots range in size from 3,675 square feet up to 5,203 square feet. The lots shown are generally 95 feet to 175 feet long and 35 feet to 50 feet wide with 20 foot front setbacks, 15 foot rear setbacks, and 5 feet to 10 feet side setbacks. All driveways are shown to be a least 20 feet long. The plans indicate that all existing structures on-site will be removed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-1781-05	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - recorded	Approved by PC	December 2005
VS-0665-03	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - expired	Approved by PC	June 2003
VS-0269-00	Vacated patent easements and portions of Mesa Verde Lane, Cameron Street, Rodgers Street, and Moberly Avenue - recorded	Approved by BCC	April 2000
UC-0480-99	Electrical substation with communications towers and 12, 230kV overhead electric power transmission lines	Approved by PC	May 1999
UC-0467-97	Temporary construction staging area including laydown, staging, and storage for a rock crushing and batch plant with a temporary manufactured office - expired	Approved by PC	April 1997
VC-0044-93	Allowed a 3,000 square foot metal accessory building in conjunction with a proposed residence	Approved by PC	February 1993

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

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Open Lands	RS20	Undeveloped BLM land

**Related Applications**

Application Number	Request
ZC-24-0602	A zone change to reclassify the site from RS20 to RS3.3 zone is a companion item on this agenda.
WS-24-0603	A waiver of development standards for a single-family detached residential development with attached sidewalks is a companion item on this agenda.
VS-24-0601	A vacation and abandonment of easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Staff finds the proposed residential subdivision is similar in density and lot sizes to other subdivisions in the area. The street network allows for sufficient access to each lot and will access a local street with eventual access to an arterial street. In addition, staff finds the lots are

only accessible from streets internal to the subdivision and with no double frontage lots. Common lots are used to separate lots from secondary frontages. The proposed subdivision uses appropriate termination of streets. There is no significant grading occurring and retaining walls are limited except on the northern, southern, and western perimeters of the site where tiered retaining walls are existing. All landscaping is appropriately contained within common elements. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan designation. Staff finds this request meets the tentative map requirements and standards for approval as outlined in Title 30. However, staff is unable to support this request due to concerns regarding the proposed attached sidewalk, which if denied, will impact the overall design of the subdivision and the layout of the tentative map. As a result, staff is not able to support this tentative map request.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Denial.

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

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

##### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way to include dedication to back of sidewalk along Cameron Street.
- Applicant is advised that off-sites may be required.

##### **Building Department - Addressing**

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

**Department of Aviation**

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

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0125-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** LV, LLC

**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLDG 3 SUITE 577, LAS VEGAS, NV 89134



# Department of Comprehensive Planning Application Form

# 7A

ASSESSOR PARCEL #(s): 177-07-401-018

PROPERTY ADDRESS/ CROSS STREETS: 7925 CAMERON ST

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map for 19 residential lots

PROPERTY OWNER INFORMATION

NAME: VERLAINE L L C and PRECEDENT PROPERTIES L L C

ADDRESS: 4470 N GRAND CANYON

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89129

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

CELL \_\_\_\_\_

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

APPLICANT INFORMATION (must match online record)

NAME: TOLL SOUTH LV.LLC

ADDRESS: 1140 N. TOWN CENTER DRIVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89144

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

TELEPHONE: 702-877-7040

CELL \_\_\_\_\_

EMAIL: isummers@tollbrothers.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS CONSULTING

ADDRESS: 1930 VILLAGE CENTER CIRCLE BLDG 3-577

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # 165577

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

CELL 702-499-6469

EMAIL: STEWPLAN@GMAIL.COM

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

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

Property Owner (Signature)

PRECEDENT PROPERTIES, ETAL  
LEVI PARAGER, MANAGER  
Property Owner (Print)

7/24/24  
Date

- |                             |                             |                              |                               |                             |                             |                                |
|-----------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--------------------------------|
| <input type="checkbox"/> AP | <input type="checkbox"/> AS | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS    |
| <input type="checkbox"/> C  | <input type="checkbox"/> D  | <input type="checkbox"/> P   | <input type="checkbox"/> SC   | <input type="checkbox"/> TL | <input type="checkbox"/> VS | <input type="checkbox"/> ZC    |
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TM-24-500131

12/18/24

Enterprise

11/26/24

RECEIVED BY HW

DATE 10/22/24

TIME 3:50



**PUBLIC HEARING**

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

**ZC-24-0617-KRLJ3, LLC:**

**ZONE CHANGE** to reclassify a 9.26 acre portion of 11.35 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise (description on file). JJ/rg (For possible action)

**RELATED INFORMATION:**

**APN:**

177-19-702-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 11.35 (overall)/9.26 (portion)
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant indicates that the proposed zone change is for parcel 1 only and parcel 2 would remain as RS20. The proposed zone change to promote a compatible transition from the existing RS20 subdivision across Valley View Boulevard to the east to the future commercial to the west. The RS3.3 zoning will be reciprocal to the existing subdivisions with the use of 2 different typical lot sizes with the larger lots focused in the middle of the site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Public Use	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
West	Business Employment	RS20	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0618	A waiver of development standards for street landscaping, off-site improvements and design review for a single-family residential subdivision is a companion item on this agenda.
VS-24-0619	A vacation and abandonment of a portion of right-of-way is a companion item on this agenda.
TM-24-500135	A tentative map for a 72 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

Staff finds the request for RS3.3 (Residential Single-Family 3.3) zoning for the site is compatible with the surrounding area and support the Master Plan Policy EN-1.1 that encourages compatible in-fill development and standards for transitioning from higher intensity uses. Therefore, finds the request for the RS3.3 zone is appropriate for this location.

**Department of Aviation**

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

APN 177-19-702-003 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

**Staff Recommendation**

Approval.



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

**PRELIMINARY STAFF CONDITIONS:**

**Department of Aviation**

- Compliance with most recent recorded airport-related deed restrictions for APN 177-19-702-003.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KB HOME**

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





# Department of Comprehensive Planning Application Form

# 8A

ASSESSOR PARCEL #(s): 177-19-702-003

PROPERTY ADDRESS/ CROSS STREETS: SWC of Serene / Valley View

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change, Design Review, Waiver of development standards, Vacation, Tentative Map on approximately 10 acres for detached single family residential homes.

### PROPERTY OWNER INFORMATION

NAME: KRLJ 3, LLC  
ADDRESS: 10801 W. Charleston Blvd., Suite 170  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: KB Home Las Vegas Inc - Deidre Reis  
ADDRESS: 5795 Badura Ave., Suite 180  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-266-8400 CELL \_\_\_\_\_ EMAIL: kbccpermits@kbhome.com

### CORRESPONDENT INFORMATION (must match online record)

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 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] KRLJ 3, LLC 9.3.2024  
Property Owner (Signature)\* Property Owner (Print) Date

#### DEPARTMENT USE ONLY:

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

APPLICATION # (s) ZC-24-0617 ACCEPTED BY Romeo  
PC MEETING DATE \_\_\_\_\_ DATE 10/29/24  
BCC MEETING DATE 1/8/25 FEES \$1,200  
TAB/CAC LOCATION Enterprise DATE 12/11/24

# PLANNER COPY

October 15, 2024

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

Re: **Serene and Hinson, a 72 Lot Residential Subdivision**  
**Justification Letter for Zone Change**  
**Westwood Project No. KBH2420-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, KB Home Las Vegas, Inc., respectfully submits this justification letter with an application for a Zone Change.

The project site associated with this request is approximately 9.3± gross acres and covers a portion of APN 177-19-702-003. It is located in a portion of Section 19, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This development will consist of 72 lots.

A separate document (SD-24-990090) has been submitted and will dedicate Hinson Street prior to the major subdivision Final Map submittal. A Parcel Map (MSM-24-600090) was also submitted to separate the remainder of APN 177-19-702-003 into two separate parcels. The first parcel, Parcel 1, will be developed with this submitted development application while the second parcel, Parcel 2, will be developed by others.

### Zone Change

The proposed site plan includes 72 lots with zoning RS3.3 supported by the existing land uses. South of the proposed site is a series of undeveloped parcels. The zoning of these parcels includes RS3.3. The land uses for these parcels includes Mid-Intensity Suburban Neighborhood (MN). The proposed project site has the same proposed zoning and land use. West of the proposed site is an undeveloped parcel with a zoning of RS20 and a planned land use of Business Employment (BE). Also west of the site is the remainder of undeveloped APN 177-19-702-003. The site is bound to the north by the existing Serene Avenue. North of Serene Avenue is one large undeveloped parcel zoned RS20 with a planned land use of Public Use (PU). To the East of the site is the remainder of undeveloped APN 177-19-702-003 and several undeveloped parcels that have a planned land use of Low-Intensity Suburban Neighborhood (LN) and are zoned RS20.

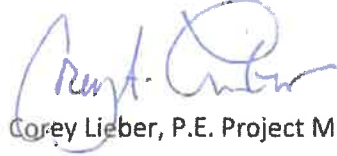
The intent of this project is to promote a compatible transition from the existing Ranch Estate Neighborhood (RN), RS20 subdivision across Valley View Boulevard to the east to the future commercial to the west. KB Home Las Vegas, Inc. believes that the RS3.3 zoning will be reciprocal to existing subdivisions with the use of 2 different typical lot sizes with the larger lots focused in the middle of the site.

The proposed Zone Change would modify the zoning designation from RS20 to RS3.3 for the 9.3± acres site. The Land Use will remain Mid-Intensity Suburban Neighborhood (MN). The proposed community is a 72-lot single-family residential subdivision with an overall density of 7.74 dwelling units per acre (du/ac).

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

A handwritten signature in blue ink, appearing to read "Corey Lieber". The signature is fluid and cursive, with the first name "Corey" and last name "Lieber" clearly distinguishable.

Corey Lieber, P.E. Project Manager

Cc: Christa Bilbrey, KB Home Las Vegas, Inc.  
Roxanne Leigh, Westwood Professional Services



**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**VS-24-0619-KRL3, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Serene Avenue located between Hinson Street (alignment) and Valley View Boulevard; and portion of right-of-way being Meranto Avenue located between Hinson Street (alignment) and Valley View Boulevard within Enterprise (description on file). JJ/rg/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
 177-19-702-003

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

**BACKGROUND:**

**Project Description**

The applicant is requesting the vacation and abandonment of a 5 foot wide portion of the right-of-way along the south side of Serene Avenue and the north side of Meranto Avenue. The vacation of the right-of-way is necessary to accommodate the required detached sidewalk.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Public Use	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
West	Business Employment	RS20	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-24-0617	A zone change to reclassify a 9.26 acre portion of the site from RS20 to RS3.3 is a companion item on this agenda.
WS-24-0618	A waiver of development standards for street landscaping, off-site improvements and design review for a single-family residential subdivision is a companion item on this agenda.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-24-500135	A tentative map for a 72 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 right-of-way that is not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

**Building Department - Addressing**

- No comment.



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

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

DRAFT





# Department of Comprehensive Planning Application Form

# 9A

ASSESSOR PARCEL #(s): 177-19-702-003

PROPERTY ADDRESS/ CROSS STREETS: SWC of Serene / Valley View

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change, Design Review, Waiver of development standards, Vacation, Tentative Map on approximately 10 acres for detached single family residential homes.

### PROPERTY OWNER INFORMATION

NAME: KRLJ 3, LLC  
ADDRESS: 10801 W. Charleston Blvd., Suite 170  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

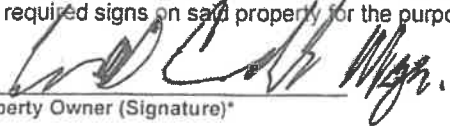
NAME: KB Home Las Vegas Inc - Deidre Reis  
ADDRESS: 5795 Badura Ave., Suite 180  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-266-8400 CELL \_\_\_\_\_ EMAIL: kbccpermits@kbhome.com

### CORRESPONDENT INFORMATION (must match online record)

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 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)\*

KRLJ 3, LLC  
Property Owner (Print)

9.3.2024  
Date

#### DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-24-0619  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 1/8/25  
TAB/CAC LOCATION Enterprise

ACCEPTED BY Pomeo  
DATE 10/29/24  
FEES \$1,200

DATE 12/11/24

# PLANNER COPY

September 5, 2024

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

Re: **Serene and Hinson, a 72-lot Residential Subdivision**  
**Justification Letter for Vacation & Abandonment of Right-of-Way**  
**Westwood Project No. KBH2420-000**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, KB Home Las Vegas Inc., respectfully submits this justification letter with an application for Vacation & Abandonment Right-of-Way.

**Project Description:** The project site associated with this request is approximately 9.26± gross acres and covers APN 177-19-702-003. It is located in a portion of Section 19, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This development will consist of 72 lots with a gross density of 7.78 dwelling units/acre.

**Vacation Descriptions:** The applicant is vacating public rights-of-way that conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development.

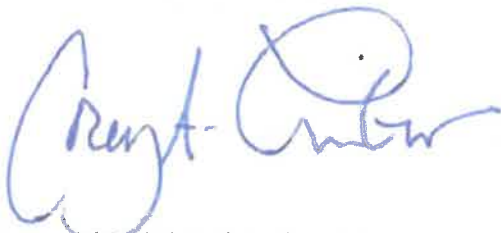
The first vacation (Exhibit A & B) includes the south 5.0' of the existing 40.0' right-of-way on Serene Avenue associated with OR: 20090326:00443. The request is to accommodate a detached sidewalk.

The second vacation (Exhibit C & D) includes 5.0' of the existing 60.0' right-of-way on Meranto Avenue on APN: 177-19-702-003. Both are associated with OR: 20090326:00443. The request is to accommodate a detached sidewalk.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, P.E. Project Manager

Cc: Roxanne Leigh, Westwood Professional Services  
Corey Lieber, PE, Westwood Professional Services  
Christa Bilbrey, KB Home Las Vegas, Inc.

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**WS-24-0618-KRLJ3, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; 2) full off-site improvements; and 3) drainage study and compliance in conjunction with a minor subdivision map.

**DESIGN REVIEW** for single-family residential homes on a 9.26 acre portion of 11.35 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-19-702-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce street landscaping along Meranto Avenue to 10 feet where a minimum of 15 foot wide area, measured from the back of curb, consisting of 2 landscape strips, 5 feet on each side of a 5 foot wide sidewalk shall be provided per Section 30.04.01D.
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Serene Avenue, Minson Street, and Meranto Avenue where off-site improvements are required per Section 30.06.09E, in conjunction with a minor subdivision map.
3. Waive drainage study and compliance in conjunction with a minor subdivision map.

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

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

**General Summary**

- Site Address: N/A
- Site Acreage: 9.26 (portion)/11.35 (overall)
- Project Type: Single-family residential development
- Number of Lots: 72
- Density (du/ac): 7.78
- Minimum/Maximum Lot Size (square feet): 3,499/5,774
- Number of Stories: 1 & 2
- Building Height (feet): 29
- Square Feet: 1,590 to 3,073

### Site Plan

The proposed development currently has under a separate application review for a parcel map (MSM-24-600090) to create 2 parcels of the remainder of APN 177-19-702-003. Parcel 1 is being developed with the proposed single-family residential subdivision. While parcel 2 will be developed by others. Waivers are requested for full off-site improvements for parcels 1 and 2 in order for the parcel map to be recorded.

The plans depict a single-family residential subdivision consisting of 72 lots on 9.26 acres with a density of 7.78 dwelling units per gross acre. The minimum and maximum lot sizes are 3,499 square feet and 5,774 square feet, respectively. The primary access to the proposed development is via Hinson Street, except for Lots from 49 through 65 which are fronting Meranto Avenue. The internal streets varies from 33 foot wide to 48 foot wide private streets. A north/south street, Street A, terminates in an intersection with Street C, an east/west street on the north end and terminates as a stub street on the south end. Another north/south street, Street B, terminates as a knuckle on both ends, which connects with Streets C and D; both west/east street. Street C terminates as a stub street on the west end. Five foot wide sidewalks are located on 1 side of all internal streets.

### Landscaping

A 15 foot wide street landscape including a 5 foot wide detached sidewalk and 5 foot wide landscape strip on both sides of the sidewalk are provided along Serene Avenue, and Hinson Street. However, a 10 foot wide landscape strip with a 5 foot wide detached sidewalk and a 5 foot landscape strip; between the sidewalk and the curb along Meranto Avenue. The applicant proposes a waiver request to allow for the 10 foot wide street landscaping along Meranto Avenue.

### Elevations

The plans depicts 3 single-story homes and 6, 2 story models that measures from 16 feet to 27 feet in height. Each home comprises of 3 elevation types. The elevations on all 4 sides have a combination of stucco, concrete tile roofs, stone veneer, soffit elements, fascia returns, overhangs, off-set rooflines, a variety of garage door patterns, window casings, and other architectural features.

### Floor Plans

The plans depict 3 to 4 bedrooms, 2 to 2.5 bathrooms, and a variety of living spaces. Each home will have a 2 car garage.

### Applicant's Justification

A separate document (SD-24-990090) has been submitted and will dedicate Hinson Street prior to the major subdivision final map submittal. A parcel map (MSM-24-600090) was also submitted to separate the remainder of APN 177-19-702-003 into 2 separate parcels which is currently under review by the Public Works maps team. The first parcel, parcel 1 will be developed with this submitted development application and parcel 2 will be developed by others. Thus, included in this application separate waiver requests to defer drainage study and full off-site improvements for the proposed parcel 1 and 2 which is being processed to create legal lots for the development.

The applicant states the development under parcel 1 above, will have a 72 lot residential subdivision and is requesting waivers of the development standards, which will have a detached sidewalk. This development has lots fronting Meranto Avenue and will still propose the detached sidewalk along this street; however, the area behind the sidewalk will be the front yard of the residence. A 10 foot landscape easement will be granted and maintained by the HOA while the area behind the sidewalk will be maintained by the homeowner.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Public Use	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
West	Business Employment	RS20	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-24-0617	A zone change to reclassify a 9.26 acre portion of the site from RS20 to RS3.3 is a companion item on this agenda.
VS-24-0619	A vacation and abandonment of a portion of right-of-way is a companion item on this agenda.
TM-24-500135	A tentative map for a 72 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

Street landscaping is necessary to reduce the urban heat island effect and to buffer uses from streets. Reducing the width of the required street landscaping is a self-imposed hardship that can be rectified with a site redesign. Therefore, staff cannot support this request.

### Design Review

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

Staff finds the architectural features provided on all 4 sides of the homes meet the minimum design standards required per Code. Therefore, staff recommends approval of the design review.

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

#### Waiver of Development Standards #2

Staff has no objection to not install the off-site improvements adjacent to Lots 1 and 2 of the minor subdivision map since the off-sites will be installed with the single-family residential development.

#### Waiver of Development Standards #3

Staff has no objection to waive the drainage study for lots 1 and 2 of minor subdivision map. Drainage study will be satisfied with the single-family residential development tentative map.

### **Department of Aviation**

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

APN 177-19-702-003 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

### **Staff Recommendation**

Approval of waivers of development standards #2 and #3 and the design review; denial of waiver of development standards #1.



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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance with single-family subdivision;
- Traffic study and compliance with single-family subdivision;
- Full off-site improvements with single-family subdivision;
- Execute a Restrictive Covenant Agreement (deed restrictions) with minor subdivision map;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### **Department of Aviation**

- Compliance with most recent recorded airport-related deed restrictions for APN 177-19-702-003.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

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

DRAFT



# Department of Comprehensive Planning Application Form

# 10A

ASSESSOR PARCEL #(s): 177-19-702-003

PROPERTY ADDRESS/ CROSS STREETS: SWC of Serene / Valley View

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change, Design Review, Waiver of development standards, Vacation, Tentative Map on approximately 10 acres for detached single family residential homes.

### PROPERTY OWNER INFORMATION

NAME: KRLJ 3, LLC  
ADDRESS: 10801 W. Charleston Blvd., Suite 170  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: KB Home Las Vegas Inc - Deidre Reis  
ADDRESS: 5795 Badura Ave., Suite 180  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-266-8400 CELL \_\_\_\_\_ EMAIL: kbccpermits@kbhome.com

### CORRESPONDENT INFORMATION (must match online record)

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 communication on submitted application(s).

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

[Signature] KRLJ 3, LLC 9.3.2024  
Property Owner (Signature)\* Property Owner (Print) Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS/DR-24-0618 , ACCEPTED BY Romeo  
PC MEETING DATE \_\_\_\_\_ DATE 10/29/24  
BCC MEETING DATE 11/8/25 FEES \$1,300  
TAB/CAC LOCATION Enterprise DATE 12/11/24

# PLANNER COPY

October 15, 2024

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

Re: **Serene and Hinson, a 72 Lot Residential Subdivision**  
**Justification Letter for Design Review and Waiver of Development Standards**  
**Westwood Project No. KBH2420-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, KB Home Las Vegas, Inc., respectfully submits this justification letter with an application for a Design Review and Waiver of Development Standards.

The project site associated with this request is approximately 9.3± gross acres and covers a portion of APN 177-19-702-003. It is located in a portion of Section 19, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This development will consist of 72 single-family residential lots.

### Design Review

The proposed community is a residential subdivision with 72 single-family homes on approximately 9.3± gross acres. The gross density will be approximately 7.74 du/ac. In this development, KB Home Las Vegas, Inc. will offer two different product lines. The first product line will be for 52 lots and includes five different housing plans with three elevations per plan. These homes vary from 1,590 square feet to 2,482 square feet. The second product will be for 20 lots and includes two plans with three elevations per plan. These homes range in size from 1,634 square feet to 3,073 square feet.

Of these seven house options, one will be 1-story, and six will be 2-story. Each home includes unique architecture on all sides, including but not limited to covered entries, porches, patios, variable roof lines, window enhancements, and varied building materials. The target buyer being established families and next gen upgraded home buyers.

A separate document (SD-24-990090) has been submitted and will dedicate Hinson Street prior to the major subdivision Final Map submittal. A Parcel Map (MSM-24-600090) was also submitted to separate the remainder of APN 177-19-702-003 into two separate parcels. The first parcel, Parcel 1, will be developed with this submitted development application while the second parcel, Parcel 2, will be developed by others.

Two through access drives are not provided due to the layout of the site with lots facing Meranto Avenue, an access point to interior lots is not ideal here. An access point off Serene Avenue is not ideal as Serene Ave. is an arterial street, leaving only Hinson Street as the proposed point of access to the interior of the site. The interior of the site is a loop to minimize people taking shortcuts through the neighborhood and enhance the community for the residents. This design encourages only residents in the subdivision. Pedestrian access will also be provided from Street C to Hinson Street.

**PLANNER  
COPY**  
WS/DR-24-0618

**Waiver of Development Standards**

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

**1. Section 30.04.01.D – Landscaping – Landscaping Standards**

- Standard:** 30.04.01 D. 7. i. **Detached Sidewalk Landscaping:** A minimum 15-foot-wide area, measured from the back of curb, consisting of 2 landscape strips, 5 feet wide on each side of 5-foot-wide sidewalk shall be provided.
- Waiver Request:** Allow 5-foot landscape, 5-foot sidewalk along Meranto Avenue.
- Justification:** This request is made in an effort to maintain the County’s initiative for detached sidewalk along rights-of-way that are 60-feet wide or larger. This development has lots fronting Meranto Avenue and will still propose the detached sidewalk along this street, however, the area behind the sidewalk will be the front yard of the residence. A 10-foot landscape easement will be granted and maintained by the HOA while the area behind the sidewalk will be maintained by the homeowner.

**2. Section 30.06.09.E – Parcel Map Technical Review (MSM)**

- Standard:** 30.06.09 E. 2. i. (a) (3): Off-site improvement plans, if required, must be submitted.
- Waiver Request:** Defer drainage study and full off-site improvement plans for Parcel 1 of the Parcel Map (MSM-24-600090) for Serene Avenue, Hinson Street and Meranto Avenue to be submitted with the major subdivision map associated with the project.
- Justification:** This request is to help expedite the approval of the proposed parcel map, which is being processed to create legal lots from a larger lot for the above-mentioned development. It is not KB Homes intent to avoid the development obligation to provide full off-site improvements, but to satisfy the requirement with the major subdivision map instead of the parcel map. KB Home will still be required to provide minimum pavement along the Hinson St. alignment in order to comply with PM-10 requirements within the county, however, Serene Ave. and Meranto Ave. both meet the minimum pavement requirements at this time.

**3. Section 30.06.09.E – Parcel Map Technical Review (MSM)**

Standard: **30.06.09 E. 2. i. (a) (3):** Off-site improvement plans, if required, must be submitted.

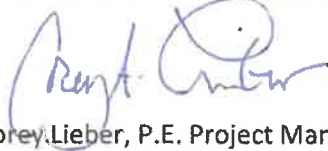
Waiver Request: Defer drainage study and full off-site improvement plans for Parcel 2 of the Parcel Map (MSM-24-600090) for Serene Avenue to be submitted with the future major subdivision map by others.

Justification: This request is to help expedite the approval of the proposed parcel map, which is being processed to create legal lots from a larger lot for the above-mentioned development. It is not KB Homes intent to avoid the development obligation to provide full off-site improvements, but to satisfy the requirement with the major subdivision map instead of the parcel map. Parcel 2 will be developed by others under a separate application, so the full offsite requirement will be satisfied with their improvements. Serene Ave. currently meets the minimum pavement requirements.

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, P.E. Project Manager

Cc: Christa Bilbrey, KB Home Las Vegas, Inc.  
Roxanne Leigh, Westwood Professional Services

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500135-KRLJ3, LLC:**

**TENTATIVE MAP** consisting of a 72 lot single-family residential subdivision and 7 common lots on a 9.26 acre portion of 11.35 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

**APN:**

177-19-702-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 11.35 (overall)/9.26 (portion)
- Project Type: Single-family residential development
- Number of Lots: 72
- Density (du/ac): 7.78
- Minimum/Maximum Lot Size (square feet): 3,499/5,774

**Project Description**

The plans depict a single-family residential subdivision consisting of 72 lots on 9.26 acres with a density of 7.78 dwelling units per gross acre. The minimum and maximum lot sizes are 3,499 square feet and 5,774 square feet, respectively. The primary access to the proposed development is via Hinson Street, except for Lots from 49 through 65 which are fronting Meranto Avenue. The internal streets vary from 33 foot wide to 48 foot wide private streets. A north/south street, Street A, terminates in an intersection with Street C, an east/west street on the north end, and terminates as a stub street on the south end. Another north/street, Street B, terminates as a knuckle on both ends, which connects with Streets C and D; both west/east streets. Street C terminates as a stub street on the west end. Five foot wide sidewalks are located on 1 side of all internal streets. A 15 foot wide landscape area including a 5 foot wide detached sidewalk and 5 foot wide landscape strip on both sides of the sidewalk are provided along Serene Avenue, and Hinson Street. A 10 foot wide landscape area consisting of a 5 foot wide detached sidewalk and a 5 foot landscape area are located adjacent to Meranto Avenue.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
West	Business Employment	RS20	Undeveloped

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

**Related Applications**

Application Number	Request
ZC-24-0617	A zone change to reclassify a 9.26 acre portion of the site from RS20 to RS3.3 is a companion item on this agenda.
WS-24-0618	A waiver of development standards for street landscaping, off-site improvements and design review for a single-family residential subdivision is a companion item on this agenda.
VS-24-0619	A vacation and abandonment for a portion 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**

Staff finds that the design of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Hinson Street. Furthermore, staff is not supporting the waiver of development standards request to reduce landscaping along Meranto Avenue. Therefore, due to the lack of connectivity to a secondary street and the waiver request to reduce street landscaping, staff recommends denial of the tentative map.

**Department of Aviation**

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

APN 177-19-702-003 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails



to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

### **Staff Recommendation**

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 with single-family subdivision;
- Traffic study and compliance with single-family subdivision;
- Full off-site improvements with single-family subdivision;
- Execute a Restrictive Covenant Agreement (deed restrictions) with minor subdivision map;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

#### **Building Department - Addressing**

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

#### **Department of Aviation**

- Compliance with most recent recorded airport-related deed restrictions for APN 177-19-702-003.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for

incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0218-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: KB HOME**

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

**DRAFT**



# Department of Comprehensive Planning Application Form

# 11A

ASSESSOR PARCEL #(s): 177-19-702-003

PROPERTY ADDRESS/ CROSS STREETS: SWC of Serene / Valley View

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change, Design Review, Waiver of development standards, Vacation, Tentative Map on approximately 10 acres for detached single family residential homes.

### PROPERTY OWNER INFORMATION

NAME: KRLJ 3, LLC  
ADDRESS: 10801 W. Charleston Blvd., Suite 170  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: KB Home Las Vegas Inc - Deidre Reis  
ADDRESS: 5795 Badura Ave., Suite 180  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-266-8400 CELL \_\_\_\_\_ EMAIL: kbccpermits@kbhome.com

### CORRESPONDENT INFORMATION (must match online record)

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 communication on submitted application(s).

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

[Signature] KRLJ 3, LLC 9.3.2024  
Property Owner (Signature)\* Property Owner (Print) Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-24-500135  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 11/8/25  
TAB/CAC LOCATION Enterprise DATE 12/11/24

ACCEPTED BY Romeo  
DATE 10/29/24  
FEES \$750

**PLANNER  
COPY**



12/18/24 BCC AGENDA SHEET

**PUBLIC HEARING**

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

**ZC-24-0622-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:**

**ZONE CHANGE** to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise (description on file). JJ/sd (For possible action)

**RELATED INFORMATION:**

**APN:**

177-19-802-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Mid-Intensity Suburban Neighborhood (up to 8 du/ac)

**Applicant's Justification**

The applicant states the requested zone change will allow for a new single-family residential subdivision. The property to the east is zoned RS2 and the property to the north across Richmar Avenue is zoned RS3.3. The proposed zoning will promote a cohesive transition.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-24-0261	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-24-500136	A tentative map for a 10 lot single-family subdivision is a companion item on this agenda.
DR-24-0620	A design review for a 10 lot single-family subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the proposed zone change will be compatible with the surrounding area. To the east, south, and north are approved zoning districts within the same Planned Land Use category that allows for compact single-family residential subdivisions. Much of the adjacent properties are zoned either RS2 or RS3.3. Staff does not anticipate any significant impacts to the surrounding area. For these reasons, staff finds the request for the RS3.3 (Residential Single-Family 3.3) zone is appropriate for this location.

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development

impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

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

DRAFT







# Department of Comprehensive Planning Application Form

# 12A

ASSESSOR PARCEL #(s): 177-19-802-004

PROPERTY ADDRESS/ CROSS STREETS: Valley View / Richmar

### DETAILED SUMMARY PROJECT DESCRIPTION

Novi Unit 2- ZC, DR, TM, and VS.

### PROPERTY OWNER INFORMATION

NAME: John Jr. & Linda R. Trust

ADDRESS: 2829 W. Ave # N4

CITY: Palmdale

STATE: CA

ZIP CODE: 93551

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

CELL \_\_\_\_\_

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas, Inc.

ADDRESS: 5795 W Badura Ave, Ste. 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

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

TELEPHONE: 702-266-8400

CELL \_\_\_\_\_

EMAIL: kbhccpermits@kbhome.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.

John Ciufu Jr.

Property Owner (Signature)\*

Linda Ciufu

Property Owner (Print)

09/21/24

Date

### DEPARTMENT USE ONLY:

AC

AR

ET

PUDD

SN

UC

WS

ADR

AV

PA

SC

TC

VS

ZC

AG

DR

PUD

SDR

TM

WC

OTHER \_\_\_\_\_

APPLICATION # (s) ZC-24-0622

ACCEPTED BY [Signature]

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

DATE 10/29/24

BCC MEETING DATE 12/18/24

TAB/CAC LOCATION enterprise

DATE 11/26/24

\$ 1,200

October 17, 2024

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

**Re: Novi Unit 2, a 10 Lot Residential Subdivision  
Justification Letter for Zone Change  
Westwood Project No. KBH2305-002**

To whom it may concern:

Westwood Professional Services, on behalf of our client, KB Home Las Vegas, Inc., respectfully submits this justification letter with an application for a Zone Change.

The project site associated with this request is approximately 1.5± gross acres and covers APN 177-19-802-004. It is located in a portion of Section 19, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This development will consist of 10 single-family residential lots.

KB Home Las Vegas, Inc. currently has an approved Tentative Map being processed for Richmar and Valley View (Novi) under APR-23-101240. In order to provide access to Novi Unit 2, we need to remap two of the lots from Novi (Lot 5 and Lot 10).

### Zone Change

The proposed site plan includes 10 lots with zoning RS3.3 supported by the existing land uses. To the east and south of the proposed site is the aforementioned Richmar Valley View (Novi) which is zoned RS3.3. The proposed site will be entered through this existing site. The land uses for these parcels includes Mid-Intensity Suburban Neighborhood (MN). The proposed project site has the same proposed zoning and land use. West of the proposed site is an existing home on APN 177-19-802-003 which has a zoning of RS20 and a planned land use of MN. The site is bound to the north by the existing Richmar Avenue. North of Richmar Avenue is an approved RS3.3 subdivision with a planned land use designation of MN.

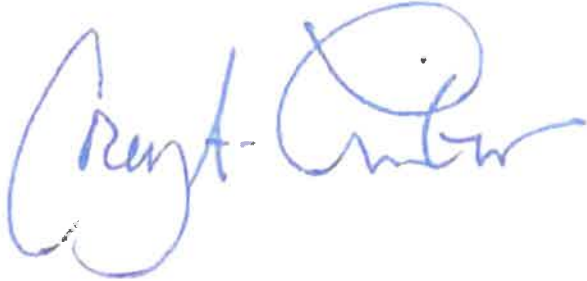
The intent of this project is to match the zoning of the approved Richmar and Valley View project to which it will be attached, to promote a cohesive transition that is occurring in the immediate area. KB Home Las Vegas, Inc. believes that the RS3.3 zoning will be reciprocal to existing subdivisions.

The proposed Zone Change would modify the zoning designation from RS20 to RS3.3 for the 1.50-acre site. The Land Use will remain Mid-Intensity Suburban Neighborhood (MN).

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

A handwritten signature in blue ink, appearing to read "Corey Lieber". The signature is stylized and fluid.

Corey Lieber, P.E. Project Manager

Cc: Christa Bilbrey, KB Home Las Vegas, Inc.  
Roxanne Leigh, Westwood Professional Services  
Corey Lieber, Westwood Professional Services



**PUBLIC HEARING**

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

**VS-24-0621-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Hinson Street and Valley View Boulevard and between Richmar Avenue and Gary Avenue (alignment) within Enterprise (description on file). JJ/sd/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

177-19-802-004; 177-19-802-005

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of existing 8 foot to 33 foot wide government patent easements located on the perimeter of the property. The easements are no longer needed for the development of the parcel.

**Prior Land Use Requests (APN: 177-19-802-005)**

Application Number	Request	Action	Date
VS-23-0926	Vacated and abandoned rights-of-way and easements	Approved by BCC	April 2024
ZC-23-0925	Reclassified from R-E to R-2 zoning with waivers of development standards and a design review for a single-family residential subdivision	Approved by BCC	April 2024
TM-23-500194	113 lot single-family residential subdivision	Approved by BCC	April 2024
PA-23-700054	Redesignated the existing land use category from Low-Intensity Suburban Neighborhood to Mid-Intensity Suburban Neighborhood	Approved by BCC	April 2024

**Surrounding Land Use**

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

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

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

**Related Applications**

Application Number	Request
ZC-24-0622	A zone change to reclassify 1.5 acres from RS20 to an RS3.3 zone is a companion item on this agenda.
TM-24-500136	A tentative map for a 10 lot single-family residential subdivision is a companion item on this agenda.
DR-24-0620	A design review for a 10 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 25 feet to the back of curb for Richmar Avenue and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KB HOME

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

DRAFT







# Department of Comprehensive Planning Application Form

# 13A

ASSESSOR PARCEL #(s): 177-19-802-004

PROPERTY ADDRESS/ CROSS STREETS: Valley View / Richmar

### DETAILED SUMMARY PROJECT DESCRIPTION

Novi Unit 2- ZC, DR, TM, and VS.

### PROPERTY OWNER INFORMATION

NAME: John Jr. & Linda R. Trust

ADDRESS: 2829 W. Ave # N4

CITY: Palmdale

STATE: CA

ZIP CODE: 93551

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

CELL \_\_\_\_\_

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

### APPLICANT INFORMATION

NAME: KB Home Las Vegas, Inc.

ADDRESS: 5795 W Badura Ave, Ste. 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

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

TELEPHONE: 702-266-8400

CELL \_\_\_\_\_

EMAIL: kbhccpermits@kbhome.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 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.

John Ciufu Jr.

Property Owner (Signature)\*

Linda Ciufu

Property Owner (Print)

09/21/24

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-24-0621

ACCEPTED BY [Signature]

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

DATE 10/29/24

BCC MEETING DATE 12/18/24

TAB/CAC LOCATION enterprise

DATE 11/29/24

\$1,200

September 13, 2024

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

Re: **Novi Unit 2, a 10-lot Residential Subdivision**  
**Justification Letter for Vacation & Abandonment of Patent Easement**  
**Westwood Project No. KBH2305-002**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, KB Home Las Vegas Inc., respectfully submits this justification letter with an application for Vacation & Abandonment of Patent Easement.

**Project Description:** The project site associated with this request is approximately 1.5± gross acres and covers APN 177-19-802-004. It is located in a portion of Section 19, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This development will consist of 10 lots with a gross density of 6.67 dwelling units/acre.

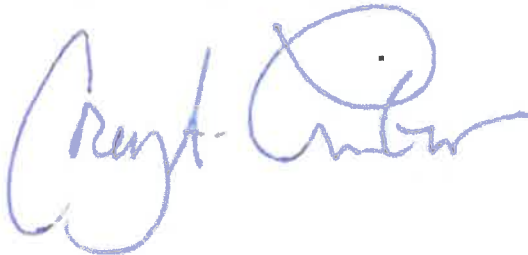
**Vacation Descriptions:** The applicant is vacating patent easements that conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development.

The vacation (Exhibit A & B) includes the east, south, and west 33.0' of the existing 33.0' Roadway & Public Utilities Easement on APN: 177-19-802-004 associated with US Patent No. 1206273. Also included in this vacation is the south 8.0' of the north side of the easement along Richmar Avenue.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, P.E. Project Manager

Cc: Roxanne Leigh, Westwood Professional Services  
Corey Lieber, PE, Westwood Professional Services  
Christa Bilbrey, KB Home Las Vegas, Inc.

**PUBLIC HEARING**

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

**DR-24-0620-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:**

**DESIGN REVIEW** for a 10 lot single-family residential subdivision on 1.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-19-802-004; 177-19-802-005

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 10
- Density (du/ac): 6.67
- Minimum/Maximum Lot Size (square feet): 3,500/6,922
- Number of Stories: 2
- Building Height (feet): 24
- Square Feet: 1,590/2,127
- Open Space Required/Provided: 3,484

**Site Plans**

The plans depict a 10 lot single-family residential subdivision located along Richmar Avenue on 1.5 acres. This proposed subdivision will be an extension of the approved subdivision to the east. That subdivision was approved with Novi Avenue terminating as a stub street just west of Apple Cactus Street. Since the new proposed subdivision is from the same developer, Novi Avenue will be modified to continue through the proposed subdivision where it will terminate in a cul-de-sac on the west side of the site. Due to the prior configuration as a stub street, 2 lots are being removed from the approved subdivision to be incorporated into this proposed subdivision.

Access to the proposed subdivision is through the approved subdivision to the east by way of private streets that ultimately connect to Richmar Avenue. Common elements are provided along Novi Avenue and Richmar Avenue.

**Landscaping**

The plans depict a landscape strip with detached sidewalk along Richmar Avenue. Trees will be planted 30 feet on center.

**Elevations**

The plans depict 2 story single-family homes that vary in height from 22 feet to 24 feet and includes stucco finish, stucco roof trim, decorative clay pipes, covered entries, garage door, and decorative window enhancements, and a pitched roofline.

**Floor Plans**

The plans depict homes with a garage, great room, bedrooms, bathrooms, kitchen, loft, utility room, and den.

**Applicant's Justification**

The applicant states that this proposed subdivision will not impact the adjacent land uses. Each home includes unique architecture on all sides, including but not limited to covered entries, porches, patios, variable rooflines, window enhancements, and varied building materials.

**Prior Land Use Requests (APN: 177-19-802-005)**

Application Number	Request	Action	Date
VS-23-0926	Vacated and abandoned rights-of-way and easements	Approved by BCC	April 2024
ZC-23-0925	Reclassified from R-E to R-2 zoning with waivers of development standards and a design review for a proposed single-family residential subdivision	Approved by BCC	April 2024
TM-23-500194	113 lot single-family residential subdivision	Approved by BCC	April 2024
PA-23-700054	Redesignated the existing land use category from Low-Intensity Suburban Neighborhood to Mid-Intensity Suburban Neighborhood	Approved by BCC	April 2024

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

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

### Related Applications

Application Number	Request
VS-24-0261	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-24-500136	A tentative map for a 10 lot single-family subdivision is a companion item on this agenda.
ZC-24-0622	A zone change to reclassify 1.5 acres from RS20 to an RS3.3 zone is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

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

The design of the proposed homes is similar to other single-family homes within the immediate area. Staff can support the design review.

##### Department of Aviation

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Department of Aviation**

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

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

**APPLICANT: KB HOME**

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



# Department of Comprehensive Planning Application Form

# 14A

ASSESSOR PARCEL #(s): 177-19-802-004

PROPERTY ADDRESS/ CROSS STREETS: Valley View / Richmar

### DETAILED SUMMARY PROJECT DESCRIPTION

Novi Unit 2- ZC, DR, TM, and VS.

### PROPERTY OWNER INFORMATION

NAME: John Jr. & Linda R. Trust  
ADDRESS: 2829 W. Ave # N4  
CITY: Palmdale STATE: CA ZIP CODE: 93551  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: KB Home Las Vegas, Inc.  
ADDRESS: 5795 W Badura Ave, Ste. 180  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-266-8400 CELL \_\_\_\_\_ EMAIL: kbhccpermits@kbhome.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.

John Ciufu Jr.  
Property Owner (Signature)\*

Linda Ciufu  
Property Owner (Print)

09/21/24  
Date

#### DEPARTMENT USE ONLY:

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

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

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

DATE \_\_\_\_\_

October 17, 2024

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

Re: **Novi Unit 2, a 10-Lot Residential Subdivision  
Justification Letter for Design Review  
Westwood Project No. KBH2305-002**

To whom it may concern:

Westwood Professional Services, on behalf of our client, KB Home Las Vegas, Inc., respectfully submits this justification letter with an application for a Design Review.

The project site associated with this request is approximately 1.5± gross acres and covers APN 177-19-802-004. It is located in a portion of Section 19, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This development will consist of 10 single-family residential lots.

**Design Review**

The proposed community is a residential subdivision with 10 single-family homes on approximately 1.5± gross acres. The gross density will be approximately 6.67 du/ac.

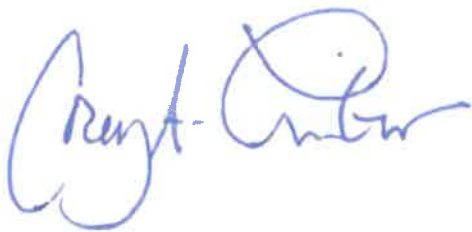
KB Home Las Vegas, Inc. currently has an approved Tentative Map being processed for Richmar and Valley View (Novi) under APR-23-101240. In order to provide access to Novi Unit 2, we need to remap two of the lots from Novi (Lot 5 and Lot 10).

In this development, KB Home Las Vegas, Inc. will offer one product line that includes five different housing plans with three elevations per plan. These homes vary from 1,590 square feet to 2,484 square feet and are all 2-stories. Each home includes unique architecture on all sides, including but not limited to covered entries, porches, patios, variable roof lines, window enhancements, and varied building materials. The target buyer being established families and next gen upgraded home buyers.

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, P.E. Project Manager

Cc: Christa Billbrey, KB Home Las Vegas, Inc.  
Roxanne Leigh, Westwood Professional Services  
Corey Lieber, Westwood Professional Services



**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-24-500136-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:**

**TENTATIVE MAP** consisting of 10 single-family residential lots and 2 common lots on 1.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-19-802-004; 177-19-802-005

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 10
- Density (du/ac): 6.67
- Minimum/Maximum Lot Size (square feet): 3,500 (min)/6,922 (max)

**Project Description**

The plans depict a 10 lot single-family residential subdivision located along Richmar Avenue on 1.5 acres. This proposed subdivision will be an extension of the approved subdivision to the east. That subdivision was approved with Novi Avenue terminating as a stub street just west of Apple Cactus Street. Since the new proposed subdivision is from the same developer, Novi Avenue will be modified to continue through the proposed subdivision where it will terminate in a cul-de-sac on the west side of the site. Due to the prior configuration as a stub street, 2 lots are being removed from the approved subdivision to be incorporated into this proposed subdivision.

Access to the proposed subdivision is through the approved subdivision to the east by way of private streets that ultimately connect to Richmar Avenue. Common elements are provided along Novi Avenue and Richmar Avenue.

**Prior Land Use Requests (APN: 177-19-802-005)**

Application Number	Request	Action	Date
VS-23-0926	Vacated and abandoned rights-of-way and easements	Approved by BCC	April 2024

**Prior Land Use Requests (APN: 177-19-802-005)**

Application Number	Request	Action	Date
ZC-23-0925	Reclassified from R-E to R-2 zoning with waivers of development standards and a design review for a proposed single-family residential subdivision	Approved by BCC	April 2024
TM-23-500194	113 lot single-family residential subdivision	Approved by BCC	April 2024
PA-23-700054	Redesignated the existing land use category from Low-Intensity Suburban Neighborhood to Mid-Intensity Suburban Neighborhood	Approved by BCC	April 2024

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

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

**Related Applications**

Application Number	Request
VS-24-0261	A vacation and abandonment of patent easements is a companion item on this agenda.
ZC-24-0622	A zone change to reclassify 1.5 acres from RS20 to an RS3.3 zone is a companion item on this agenda.
DR-24-0620	A design review for a 10 lot single-family subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

Staff finds the proposed residential subdivision is similar in density and lot sizes to other subdivisions in the area. The street network allows for sufficient access to each lot and will access a private street with eventual access to Richmar Avenue. In addition, staff finds the lots are only accessible from streets internal to the subdivision and with no double frontage lots. The

proposed subdivision uses the appropriate termination of the street into a cul-de-sac. Staff can support the proposed tentative map.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Approval.

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

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

##### **Comprehensive Planning**

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

##### **Building Department - Addressing**

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

##### **Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0348-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KB HOME

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

DRAFT



# Department of Comprehensive Planning Application Form

# 15A

ASSESSOR PARCEL #(s): 177-19-802-004

PROPERTY ADDRESS/ CROSS STREETS: Valley View / Richmar

### DETAILED SUMMARY PROJECT DESCRIPTION

Novi Unit 2- ZC, DR, TM, and VS.

### PROPERTY OWNER INFORMATION

NAME: John Jr. & Linda R. Trust  
ADDRESS: 2829 W. Ave # N4  
CITY: Palmdale STATE: CA ZIP CODE: 93551  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: KB Home Las Vegas, Inc.  
ADDRESS: 5795 W Badura Ave. Ste. 180  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-266-8400 CELL \_\_\_\_\_ EMAIL: kbhccpermits@kbhome.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 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.

John Ciufu Jr.

Property Owner (Signature)\*

Linda Ciufu

Property Owner (Print)

09/21/24

Date

#### DEPARTMENT USE ONLY:

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

APPLICATION # (s) \_\_\_\_\_

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

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

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

October 17, 2024

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

**Re: Novi Unit 2, a 10 Lot Residential Subdivision  
Justification Letter for Zone Change  
Westwood Project No. KBH2305-002**

To whom it may concern:

Westwood Professional Services, on behalf of our client, KB Home Las Vegas, Inc., respectfully submits this justification letter with an application for a Zone Change.

The project site associated with this request is approximately 1.5± gross acres and covers APN 177-19-802-004. It is located in a portion of Section 19, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This development will consist of 10 single-family residential lots.

KB Home Las Vegas, Inc. currently has an approved Tentative Map being processed for Richmar and Valley View (Novi) under APR-23-101240. In order to provide access to Novi Unit 2, we need to remap two of the lots from Novi (Lot 5 and Lot 10).

### **Zone Change**

The proposed site plan includes 10 lots with zoning RS3.3 supported by the existing land uses. To the east and south of the proposed site is the aforementioned Richmar Valley View (Novi) which is zoned RS3.3. The proposed site will be entered through this existing site. The land uses for these parcels includes Mid-Intensity Suburban Neighborhood (MN). The proposed project site has the same proposed zoning and land use. West of the proposed site is an existing home on APN 177-19-802-003 which has a zoning of RS20 and a planned land use of MN. The site is bound to the north by the existing Richmar Avenue. North of Richmar Avenue is an approved RS3.3 subdivision with a planned land use designation of MN.

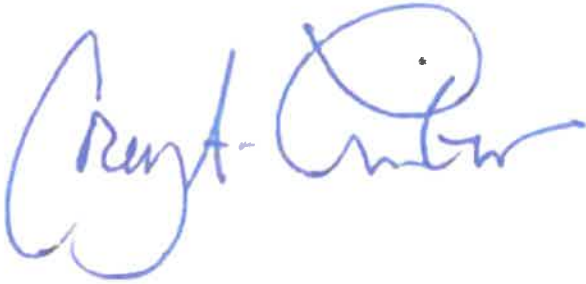
The intent of this project is to match the zoning of the approved Richmar and Valley View project to which it will be attached, to promote a cohesive transition that is occurring in the immediate area. KB Home Las Vegas, Inc. believes that the RS3.3 zoning will be reciprocal to existing subdivisions.

The proposed Zone Change would modify the zoning designation from RS20 to RS3.3 for the 1.50-acre site. The Land Use will remain Mid-Intensity Suburban Neighborhood (MN).

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

A handwritten signature in blue ink, appearing to read "Corey Lieber". The signature is fluid and cursive, with the first name "Corey" being larger and more prominent than the last name "Lieber".

Corey Lieber, P.E. Project Manager

Cc: Christa Bilbrey, KB Home Las Vegas, Inc.  
Roxanne Leigh, Westwood Professional Services  
Corey Lieber, Westwood Professional Services

