



## ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilesbie Street

Las Vegas, NV 89183

December 11, 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.

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for November 13, and November 26, 2024. (For possible action)
- IV. Approval of the Agenda for December 11, 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. **UC-24-0463-BLUE DIAMOND RETAIL PARTNERS, LLC:**  
**HOLDOVER AMENDED USE PERMIT** for a vehicle wash.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify residential adjacency standards; and 2) reduce street landscaping (no longer needed).  
**DESIGN REVIEW** for a commercial center consisting of a vehicle wash and a restaurant with drive-thru on 1.9 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Durango Drive and Blue Diamond Road within Enterprise. JJ/sd/kh (For possible action) 12/17/24 PC
  - 2. **PA-24-700033-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 8.27 acres. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/rk (For possible action) 12/17/24 PC
  - 3. **ZC-24-0625-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**ZONE CHANGE** to reclassify 8.27 acres from a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise (description on file). MN/rk (For possible action) 12/17/24 PC
  - 4. **VS-24-0624-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cactus Avenue and Mystic Cliffs Avenue (alignment) and between Bermuda Road and Aphrodite Street; a portion of a right-of-way being Cactus Avenue located between Bermuda Road and Aphrodite Street; and a portion of a right of way being Amigo Street between Cactus Avenue and Mystic Cliffs Avenue (alignment) within Enterprise (description on file). MN/hw/kh (For possible action) 12/17/24 PC
  - 5. **WS-24-0626-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase retaining wall height.  
**DESIGN REVIEW** for a proposed single-family residential subdivision on 8.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/hw/kh (For possible action) 12/17/24 PC

6. **TM-24-500139-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**TENTATIVE MAP** consisting of 60 single-family residential lots and 4 common lots on 8.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/hw/kh (For possible action) 12/17/24 PC
  
7. **VS-24-0457-DBAC, LLC:**  
**AMENDED HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, a portion of right-of-way being Arville Street located between Maule Avenue and Pamalyn Avenue (previously not notified), and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action) 12/18/24 BCC
  
8. **WS-24-0456-DBAC, LLC:**  
**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback. **DESIGN REVIEW** for a single-family residential subdivision on 3.37 acres (previously notified as 3.11 acres) in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action) 12/18/24 BCC
  
9. **TM-24-500096-DBAC, LLC:**  
**HOLDOVER TENTATIVE MAP** consisting of 6 single-family residential lots and 1 common lot on 3.37 acres (previously notified as 3.11 acres) in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action) 12/18/24 BCC
  
10. **SDR-24-0627-HENDERSON HILLS LAS VEGAS, LLC**  
**SIGN DESIGN REVIEWS** for the following: 1) reduce separation between freestanding signs; and 2) waive residential adjacency standards in conjunction with an approved restaurant on 1.16 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue, 380 feet west of Dean Martin Drive within Enterprise. JJ/dd/kh (For possible action) 01/07/25 PC
  
11. **VS-24-0649-PREMIERE REAL ESTATE HOLDINGS II, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and between El Camino Road and Jones Boulevard within Enterprise (description on file). JJ/mh/kh (For possible action) 01/07/25 PC

12. **UC-24-0650-PREMIERE REAL ESTATE HOLDINGS II, LLC:**  
**USE PERMIT** for outdoor storage and display.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) reduce parking lot landscaping; 3) allow a non-decorative fence; 4) increase fence height; and 5) reduce parking.  
**DESIGN REVIEW** for an equipment rental facility and outdoor storage and display on 11.12 acres in an IL (Industrial Light) Zone. Generally located on the northwest corner of Jones Boulevard and Blue Diamond Road within Enterprise. JJ/mh/kh (For possible action) **01/07/25 PC**
13. **PA-24-700034-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 5.13 acres. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/gc (For possible action) **01/07/25 PC**
14. **ZC-24-0628-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**ZONE CHANGE** to reclassify 5.13 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise (description on file). JJ/gc (For possible action) **01/07/25 PC**
15. **VS-24-0630-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tiger Milkweed Street and Valley View Boulevard, and between Pyle Avenue and Haleh Avenue and a portion of a right-of-way being Haleh Avenue located between Tiger Milkweed Street and Valley View Boulevard within Enterprise (description on file). JJ/rg/kh (For possible action) **01/07/25 PC**
16. **WS-24-0629-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; 3) curb type; and 4) reduced right-of-way width.  
**DESIGN REVIEW** for single-family residential homes on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action) **01/07/25 PC**
17. **TM-24-500141-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**TENTATIVE MAP** consisting of 41 single-family residential lots on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action) **01/07/25 PC**
18. **PA-24-700035-LANDBERG LAND INVESTORS, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN), Compact Neighborhood (CN), and Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on a portion of 12.08 acres. Generally located on the northwest corner of Rainbow Boulevard (alignment) and Landberg Avenue (alignment) within Enterprise. JJ/gc (For possible action) **01/07/25 PC**

19. **ZC-24-0669-LANDBERG LAND INVESTORS, LLC:**  
**ZONE CHANGE** to reclassify 9.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Rainbow Boulevard (alignment) and Landberg Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action) **01/07/25 PC**
20. **VS-24-0668-LANDBERG LAND INVESTORS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Landberg Avenue and Gary Avenue and between Rosanna Street and Rainbow Boulevard within Enterprise (description on file). JJ/hw/kh (For possible action) **01/07/25 PC**
21. **WS-24-0670-LANDBERG LAND INVESTORS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase accessory structure height; 2) full off-site improvements including drainage study and compliance; and 3) reduce street dedication on 14.56 acres.  
**DESIGN REVIEW** for a single-family detached residential subdivision on a 13.75 acre portion of 14.56 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise. JJ/hw/kh (For possible action) **01/07/25 PC**
22. **TM-24-500145-LANDBERG LAND INVESTORS, LLC:**  
**TENTATIVE MAP** consisting of 61 lots and common lots on a 13.75 acres portion of a 14.56 acre site in an RS3.3 (Residential Single-Family 3.3) Zone & an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise. JJ/hw/kh (For possible action) **01/07/25 PC**
23. **ET-24-400131 (ZC-22-0606)-B-R OVATION LIMITED PARTNERSHIP:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a multi-family residential development (senior housing).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce throat depth; 3) reduce setback for decorative fence; and 4) increase wall height.  
**DESIGN REVIEW** for a multi-family residential development on 12.2 acres in an CR (Commercial Resort) Zone. Generally located on the north side of Bruner Avenue and the west side of Parvin Street (alignment) within Enterprise (description on file). MN/my/kh (For possible action) **01/08/25 BCC**
24. **WC-24-400053 (ZC-0708-16)-BARTSAS MARY 10, LLC:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: 1) 8 foot high wall to include metal fencing on top and to be constructed on the eastern property line; and 2) intense landscaping consisting of 4 inch caliper trees to be provided on the south property line in conjunction with an existing shopping center on 5.11 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/ng (For possible action) **01/08/25 BCC**

25. **WS-24-0662-BARTSAS MARY 10, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; and 2) allow alternative plant types in conjunction with an existing shopping center on 5.15 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/kh (For possible action) **01/08/25 BCC**
26. **WS-24-0645-32 ACRES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify residential adjacency standards; and 2) eliminate a portion of landscape buffer.  
**DESIGN REVIEWS** for the following: 1) proposed retail and restaurant buildings; and 2) modifications to an approved commercial complex on 3.42 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Starr Avenue within Enterprise. MN/lm/kh (For possible action) **01/08/25 BCC**
27. **WS-24-0666-TOPETE FAMILY TRUST & TOPETE, RAMON & LETICIA TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce front setbacks; 2) reduce access gate setback; 3) eliminate street landscaping; and 4) waive full off-site improvements in conjunction with proposed and existing single-family residences on 1.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Shelbourne Avenue and the east side of Placid Street within Enterprise. MN/dd/kh (For possible action) **01/08/25 BCC**
28. **ZC-24-0653-GOLDSTRIKE GRID, LLC:**  
**ZONE CHANGE** to reclassify 4.03 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise (description on file). MN/al (For possible action) **01/08/25 BCC**
29. **VS-24-0654-GOLDSTRIKE GRID L, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Decatur Boulevard and Edmond Street (alignment), and a portion of right-of-way being Decatur Boulevard located between Warm Springs Road and Mardon Avenue within Enterprise (description on file). MN/rg/kh (For possible action) **01/08/25 BCC**
30. **UC-24-0655-GOLDSTRIKE GRID, LLC:**  
**USE PERMIT** for a public utility structure.  
**WAIVER OF DEVELOPMENT STANDARDS** for increased structure height.  
**DESIGN REVIEW** for a public utility structure on 4.03 acres in an IP (Industrial Park) Zone. Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise. MN/rg/kh (For possible action) **01/08/25 BCC**

31. **ZC-24-0656-FAR EAST PROPERTY, LLC:**  
**ZONE CHANGE** to reclassify 2.52 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 Gomer Road and the west side of the Chieftain Street (alignment) within Enterprise (description on file). JJ/mc (For possible action) **01/08/25 BCC**
32. **VS-24-0658-FAR EAST PROPERTY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Grand Canyon Drive, and between Gomer Road and Le Baron Avenue (alignment) within Enterprise (description on file). JJ/sd/kh (For possible action) **01/08/25 BCC**
33. **WS-24-0657-FAR EAST PROPERTY, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) increase wall height; and 3) increase fill.  
**DESIGN REVIEW** for an 11 lot single-family residential subdivision on 2.52 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 680 feet west of Fort Apache Road within Enterprise. JJ/sd/kh (For possible action) **01/08/25 BCC**
34. **TM-24-500144-FAR EAST PROPERTY, LLC:**  
**TENTATIVE MAP** consisting of 11 lots and common lots on 2.52 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 680 feet west of Fort Apache Road within Enterprise. JJ/sd/kh (For possible action) **01/08/25 BCC**
35. **ZC-24-0663-RAINBOW GOMER, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located on the south side of Gomer Road (alignment), 280 feet east of Rainbow Boulevard within Enterprise (description on file). JJ/mc (For possible action) **01/08/25 BCC**
36. **VS-24-0665-RAINBOW GOMER, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Redwood Street (alignment), and between Gomer Road and Landberg Avenue (alignment) within Enterprise (description on file). JJ/bb/kh (For possible action) **01/08/25 BCC**
37. **WS-24-0664-RAINBOW GOMER, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) street landscaping; 2) eliminate parking lot landscaping; 3) waive full off-site improvements; and 4) alternative driveway geometrics.  
**DESIGN REVIEW** for outdoor storage on 2.5 acres in an IL (Industrial Light) Zone. Generally located south of Gomer Road and 300 feet east of Rainbow Boulevard within Enterprise. JJ/bb/kh (For possible action) **01/08/25 BCC**
38. **ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**ZONE CHANGE** to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action) **01/08/25 BCC**

39. **VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/sd/kh (For possible action) **01/08/25 BCC**
40. **WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking lot landscaping; 2) reduce buffering and screening; 3) increase maximum parking; 4) reduce drive-thru distance to properties subject to residential adjacency; and 5) allow an attached sidewalk.  
**DESIGN REVIEW** for a commercial development on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **01/08/25 BCC**
41. **TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **01/08/25 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: January 15, 2025.

X. Adjournment.

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

Silverado Ranch Community Center – 9855 Gilespie Street  
 Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>





# Enterprise Town Advisory Board

November 13, 2024

## MINUTES

---

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

---

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

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

Lorena Phegley, Current Planning

### II. Public Comment

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

- None

### III. Approval of Minutes for September 25, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for September 25, 2024

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

### IV. Approval of Agenda for November 13, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant requested holds:

Applicant requested **WS-24-0526 GHANOLI HOLDINGS, LLC: HOLD** until January 15, 2025, Enterprise TAB Meeting.

Related applications to be heard together:

V. Informational Items

1. Applications are available until November 14<sup>th</sup> at 5:30 pm for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2025. (For discussion only)  
Tiffany Hesser reminded interested applicants to get their application in by tomorrow.
2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)  
None

VI. Planning & Zoning

1. **DR-24-0517-NORRIS FAMILY TRUST & NORRIS LYLE C TRS:**  
**DESIGN REVIEW** for an existing accessory structure not architecturally compatible with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Haven Street, 165 feet north of Mesa Verde Lane within Enterprise. MN/tpd/kh (For possible action) **11/19/24 PC**  
  
Motion by David Chestnut  
Action: **APPROVE** per staff if approved  
Motion **PASSED** (4-0) /Unanimous
2. **PA-24-700024-DIAMOND RAVEN, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 4.84 acres. Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action) **11/19/24 PC**  
  
Motion by Justin Maffett  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
3. **PA-24-700025-DIAMOND RAVEN, LLC:**  
**PLAN AMENDMENT** to amend the Transportation Map of the Clark County Master Plan by eliminating the I-15 crossing on Pebble Road (alignment); and reduce a segment of Pebble Road from an Arterial (100 foot right-of-way) to a Collector (60 foot right-of-way) between Dean Martin Drive and I-15. Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action) **11/19/24 PC**  
  
Motion by Justin Maffett  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

4. **ZC-24-0528-DIAMOND RAVEN, LLC:**  
**ZONE CHANGE** to reclassify 4.84 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 Pebble Road and the west side of the I-15 right-of-way within Enterprise (description on file). JJ/hw (For possible action) **11/19/24 PC**

Motion by David Chestnut

Action: **APPROVE ZONE CHANGE reduced to RS10**

**ADD** Public Works Development Review condition: Dedicate Pebble Rd to 50 ft per staff conditions

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

5. **VS-24-0530-DIAMOND RAVEN, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Raven Avenue and Pebble Road and between Dean Martin Drive and the I-15 right-of-way, and a portion of right-of-way being Pebble Road located between Dean Martin Drive and the I-15 right-of-way within Enterprise (description on file). JJ/hw/kh (For possible action) **11/19/24 PC**

Motion by Justin Maffett

Action: **DENY**

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

6. **WS-24-0529-DIAMOND RAVEN, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** eliminate landscape buffer; and **3)** allow an attached sidewalk.  
**DESIGN REVIEW** for a single-family detached residential development on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action) **11/19/24 PC**

Motion by Justin Maffett

Action: **DENY**

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

7. **TM-24-500115-DIAMOND RAVEN, LLC:**  
**TENTATIVE MAP** consisting of 38 lots and common lots on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action) **11/19/24 PC**

Motion by Justin Maffett

Action: **DENY**

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

8. **TM-24-500125-NAMAZ, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 3.99 acres in an H-2 (General Highway Frontage) Zone. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise. JJ/jor/ky (For possible action) **11/19/24 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

9. **WS-24-0537-WALKER, TANYA YOLANDA & WILLIAM, BRIAN:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Salutations Avenue and 225 feet west of Ullom Drive within Enterprise. MN/jm/kh (For possible action) **11/19/24 PC**

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

10. **ET-24-400107 (UC-20-0288)-WTML WARM SPRINGS, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** for a cannabis establishment (retail cannabis store).  
**DESIGN REVIEW** for a retail building for a cannabis establishment on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 480 feet east of Haven Street within Enterprise. MN/mh/kh (For possible action) **11/20/24 BC**

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

11. **VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible action) **11/20/24 BC**

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

12. **WS-24-0538-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce net lot size; **2)** increase fill height; **3)** increase retaining wall height; and **4)** increase driveway width.  
**DESIGN REVIEW** for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise. JJ/jud/kh (For possible action) **11/20/24 BC**

Motion by David Chestnut  
Action:  
**DENY** Waivers of Development Standards #1, #2 and #3  
**APPROVE** Waivers of Development Standards #4  
**DENY** Design Review  
**STRIKE** Public Works Development Review Bullet #4  
Motion **PASSED** (4-0) /Unanimous

13. **VS-24-0542-GOLDENSITES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Camero Avenue and Mistral Avenue and between Cimmaron Road and Durango Drive and portion of a right-of-way being Gagnier Boulevard located between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/kh (For possible action) **11/20/24 BC**

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

14. **WS-24-0543-GOLDENSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** increase retaining wall height; **3)** increase fill height; **4)** full off-site improvements; and **5)** reduce street intersection off-set.  
**DESIGN REVIEW** for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action) **11/20/24 BC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff if approved conditions  
**ADD** Public Works Development Review conditions:

- Install 5 foot asphalt path along public rights of way
- Install street lights at intersection Castlemane Street and Camero Avenue.

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

15. **TM-24-500117-GOLDENSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):**  
**TENTATIVE MAP** consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action) **11/20/24 BC**

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

16. **WC-24-400111 (ZC-1965-04)-WIGWAM-PARVIN LIMITED PARTNERSHIP:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: **1)** a 45 foot setback on Las Vegas Boulevard South; **2)** 20 foot minimum setback along all other street frontages; and **3)** 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT in conjunction with a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MM/hw/kh (For possible action) **11/20/24 BC**

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

17. **VS-24-0520-WIGWAM-PARVIN LIMITED PARTNERSHIP:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jo Rae Avenue and Pyle Avenue and between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Pyle Avenue located between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Jo Rae Avenue located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). MN/hw/kh (For possible action) **11/20/24 BC**

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

18. **UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:**  
**USE PERMIT** to allow a multi-family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action) **11/20/24 BC**

Motion by David Chestnut  
Action:  
**APPROVE** Use Permit  
**DENY** Waivers of Development Standards #1  
**APPROVE** Waivers of Development Standards #2  
**DENY** Design Review  
**APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

19. **WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced separation; 2) reduced setbacks; and 3) modified driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action) **11/20/24 BC**

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

20. **WS-24-0526-GHANOLI HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase fence height; and 2) allow a non-decorative fence.  
**DESIGN REVIEW** for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action) 11/20/24 BC

Applicant requested **HOLD** until January 15, 2025 Enterprise TAB Meeting.

21. **WS-24-0527-COUNTY OF CLARK (AVIATION):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) increase wall height; 3) increase fill height; 4) off-site improvements (curb, gutter, sidewalks, and streetlights); and 5) reduce the street intersection off-set.  
**DESIGN REVIEW** for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action) 11/20/24 BC

Motion by Barris Kaiser

Action:

**APPROVE** Waivers of Development Standards #1, #4 and #5.

**APPROVE** Waivers of Development Standards #2 and #3a to a maximum of 5ft per applicant

**DENY** Waivers of Development Standards #3b and #3c

**DENY** Design review

**ADD** Public Works Development Review condition: 5 foot asphalt path along public rights of way

Per staff if approved conditions

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

22. **TM-24-500114-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 10 lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action) 11/20/24 BC

Motion by Barris Kaiser

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

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

23. **WS-24-0535-BLUE DIAMOND PB HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce landscape planter width; and 2) reduced driveway geometrics.  
**DESIGN REVIEW** for commercial buildings on 0.89 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the west side of Pinkbox Drive within Enterprise. JJ/sd/kh (For possible action) 11/20/24 BC

Motion by Barris Kaiser

Action:

**WITHDRAWN by applicant** Waivers of Development Standards #1 & 2b  
**DENY** Waivers of Development Standards #2a  
**DENY** Design Review  
Motion **PASSED** (4-0) /Unanimous

24. **WS-24-0567-CHIPCLAN FAMILY TRUST & CHIPMAN, THOMAS L. & TYE A. TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a proposed single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Tomsik Street, 190 feet north of Camero Avenue within Enterprise. JJ/mh/kh (For possible action) **12/03/24 PC**

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

25. **ET-24-400118 (ZC-22-0432)-ALL INVESTMENTS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for off-highway vehicle, recreational vehicle, and watercraft storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) setbacks; 2) landscaping; and 3) throat depth.  
**DESIGN REVIEWS** for the following: 1) mini-warehouse; and 2) finished grade on 3.0 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road and the east side of Park Street within Enterprise. JJ/nai/kh (For possible action) **12/04/24 BCC**

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

26. **WS-24-0568-KARACHOBANOV, PETAR & PETROV, GEORGE IVANOV:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; and 2) allow attached sidewalk.  
**DESIGN REVIEW** for a single-family residential subdivision on 1.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Levi Avenue and the west side of Charismatic Court within Enterprise. JJ/lm/kh (For possible action) **12/04/24 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
**ADD** condition: group adjoining property driveways together to increase onstreet parking.  
Motion **PASSED** (3-0) /Unanimous (Chestnut not present)

27. **TM-24-500124-KARACHOBANOV, PETAR & PETROV, GEORGE IVANOV:**  
**TENTATIVE MAP** consisting of 8 single-family residential lots on 1.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Levi Avenue and the west side of Charismatic Court within Enterprise. JJ/lm/kh (For possible action) **12/04/24 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous (Chestnut not present)



28. **ZC-24-0554-KELEGIAN, SHELLY:**  
**ZONE CHANGE** to reclassify 0.66 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise (description on file). JJ/mh (For possible action) **12/04/24 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous (Chestnut not present)

29. **VS-24-0556-KELEGIAN, SHELLY:**  
**VACATE AND ABANDON** a portion of right-of-way being Cameron Street located between Blue Diamond Road and Ford Avenue within Enterprise (description on file). JJ/mh/kh (For possible action) **12/04/24 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous (Chestnut not present)

30. **UC-24-0555-KELEGIAN, SHELLY:**  
**USE PERMIT** for outdoor dining.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify residential adjacency standards; 2) reduce buffering requirements; and 3) allow alternative driveway geometrics.  
**DESIGN REVIEW** for restaurants with drive-thrus on 1.21 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise. JJ/mh/kh (For possible action) **12/04/24 BCC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (3-0) /Unanimous (Chestnut not present)

31. **TM-24-500121-KELEGIAN, SHELLY:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 1.29 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise. JJ/mh/kh (For possible action) **12/04/24 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous (Chestnut not present)

VII. General Business:

1. None.

VIII. Public Comment:

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

- An informal presentation was given by applicant regarding Richmond American Homes for a project at Chartan and Gilesie which was on a previous agenda for which the meeting was canceled
- A neighbor spoke on the Pebble arterial, stating how important it is to be completed for the community.

IX. Next Meeting Date

The next regular meeting will be **Tuesday, November 26, 2024** at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 9:58 p.m.

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



# Enterprise Town Advisory Board

November 26, 2024

## MINUTES

---

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

---

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

The meeting was called to order at 6:02 p.m.

Brady Bernhart, Current Planning

### II. Public Comment

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

- None

### III. Approval of Minutes for November 13, 2024 (For possible action)

Motion by Justin Maffett

Action: **HOLD** Minutes approval until December 11, 2024 Enterprise TAB Meeting.

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

### IV. Approval of Agenda for November 26, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications to be heard together:

4. ZC-24-0602-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:
5. VS-24-0601-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:
6. WS-24-0603-VERLAINE LLC & PRECEDENT PROPERTIES LLC:
7. TM-24-500131-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:

8. ZC-24-0617-KRLJ3, LLC:
9. VS-24-0619-KRLJ3, LLC:
10. WS-24-0618-KRLJ3, LLC:
11. TM-24-500135-KRLJ3, LLC:
  
12. ZC-24-0622-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:
13. VS-24-0621-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:
14. DR-24-0620-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:
15. TM-24-500136-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - None.

VI. Planning & 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**

Motion by David Chestnut  
 Action: **APPROVE** per staff conditions  
 Motion **PASSED** (3-1) / Kaiser- NAY

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**

Motion by David Chestnut  
 Action: **APPROVE:** Waivers of Development Standards #1 retaining wall height limited to 4 feet.  
**APPROVE:** Waivers of Development Standards #2 fill height limited to 4 feet.  
**APPROVE:** Design Review  
 Per staff conditions.  
 Motion **PASSED** (4-0) /Unanimous

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**

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

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**

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

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**

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

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)

Motion by David Chestnut  
Action: **WITHDRAWN**: Waivers of Development Standards withdrawn by the applicant.  
**APPROVE**: Design Review with applicant obtaining a 5ft vacation on Cameron St.  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

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**

Motion by David Chestnut  
Action: **APPROVE**: Tentative Map subject to the applicant obtaining a Cameron St vacation for 5 feet.  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

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**

Motion by Barris Kaiser  
Action: **APPROVE**: Zone Change be reduced to RS 5.2  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

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**

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

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**

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

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**

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

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**

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

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**

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

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**

Motion by Barris Kaiser  
Action: **APPROVE**  
**ADD** Comprehensive Planning condition:  
• Allow 8-foot walls adjacent to parcel # 177-19-802-003:  
Per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

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**

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

VII. General Business:

1. None.

VIII. Public Comment:

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

- Tiffany Hesser, thanked Enterprise Town Board members for their service .

IX. Next Meeting Date

The next regular meeting will be December 11, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:26 p.m.

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

DRAFT



**PUBLIC HEARING**

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

**UC-24-0463-BLUE DIAMOND RETAIL PARTNERS, LLC:**

**HOLDOVER AMENDED USE PERMIT** for a vehicle wash.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify residential adjacency standards; and **2)** reduce street landscaping (no longer needed).

**DESIGN REVIEW** for a commercial center consisting of a vehicle wash and a restaurant with drive-thru on 1.9 acres in a CG (Commercial General) Zone.

Generally located on the southeast corner of Durango Drive and Blue Diamond Road within Enterprise. JJ/sd/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

176-21-201-012

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Allow a drive-thru lane 130 feet from a residential zoning district where 200 feet is required per Section 30.04.06E (a 35% reduction).
  - b. Allow roll-up doors to face a residential zoning district where not permitted per Section 30.04.06N.
2. Reduce street landscaping along Durango Drive where 1 large tree every 30 feet is required per Section 30.04.01D (no longer needed).

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8575 Blue Diamond Road
- Site Acreage: 1.9
- Project Type: Commercial center consisting of a vehicle wash and a restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 31 (vehicle wash)/20 (restaurant with drive-thru)
- Square Feet: 4,814 (vehicle wash)/690 (restaurant with drive-thru)
- Parking Required/Provided: 10/11
- Sustainability Required/Provided: 7/8.5

### Site Plan & History

The site was approved for a vehicle wash, retail building, restaurant with a drive-thru, and water vending structure by the Board of County Commissioners in October of 2018. That application was extended in March of 2021, followed by a second extension of time approved in December of 2022. These applications have since expired, and the proposed project differs from what was previously approved.

The plans depict a new commercial center with a proposed vehicle wash and restaurant with drive-thru services. The parcel is currently undeveloped and located at the southeast corner of Blue Diamond Road and Durango Drive. Access to the site is from Durango Drive, and also from Blue Diamond Road through a cross access to the existing commercial property to the east. There is a 20 foot wide utility easement located along the eastern portion of the parcel, as well as a 15 foot wide utility easement along the southern portion. A vehicle wash is proposed in the western portion of the parcel with a restaurant and drive-thru lane in the northeast portion of the parcel. The vehicle wash building and associated amenities is divided into 3 sections: an ingress lane where customers pay for vehicle wash services, a lane dedicated to self-service vacuum stations centrally located within the site, and a vehicle wash tunnel within a building located adjacent to Durango Drive that shields the facility from view from the street. The vehicle wash tunnel, ingress/egress lane, and vacuum station lane run in a north to south direction with the tunnel exit with roll-up doors facing south towards the residential development, from which it is set back 86 feet.

The restaurant drive-thru establishment is 690 square feet, located to the east of the vehicle wash and vacuum area, with the drive-thru lane set back 130 feet from the residential properties to the south. The queuing starts at the northeast corner of the site and continues to the west and south of the restaurant. The speaker box and menu board are oriented towards the west, facing the vehicle wash facility, and set back 205 feet from the residential properties to the south.

The plans depict a pedestrian pathway from Durango Drive which crosses the vacuum station and leads to the drive-thru restaurant. The vehicle wash facility will provide 24 covered vacuum spaces, while the overall site will provide 11 total parking spaces on the eastern half portion of the site.

### Landscaping

The plans depict landscaping within the parking lot and along the perimeter of the parcel. A single row of large trees, along with a variety of shrubs, are depicted along Durango Drive to the west and Blue Diamond Road to the north. A combination of large trees, medium trees, and shrubs are shown throughout the parking lot areas. Along the south property line is an intense landscape buffer adjacent to the residential uses to the south with 2 rows of large evergreen trees spaced 20 feet on center. Detached sidewalk with 5 feet of landscaping on each side is shown for Durango Drive. Along Blue Diamond Road is a landscape area approximately 30 feet in width that screens the vehicle wash drive lane from the right-of-way. The landscaping plan shows the trees along Durango Drive are all proposed on 1 side of the sidewalk, when Code requires them to be on both sides of the sidewalk.

### Elevations

The plans depict a commercial development consisting of a vehicle wash facility and a drive-thru restaurant. The vehicle wash building will have a maximum height of 31 feet and will be comprised of painted concrete, brick accents, and large decorative windows. The vehicle wash will have the southern exterior roll-up doors facing south. The proposed drive-thru restaurant and drive-thru is 20 feet in height with a flat roofline with metal and cement paneling over wood framing, stucco finish, fabric awning, and glazed storefront windows.

### Floor Plans

The plans depict a vehicle wash with an equipment room, break room, vending area, restroom, customer service area, utility rooms, and wash tunnel that is oriented north to south. The plan for the restaurant with a drive-thru depicts a kitchen for food preparation and cooking, along with a separate restroom. There are no indoor or outdoor dining areas for customers as the restaurant will only offer drive-thru window pickup.

### Applicant's Justification

The applicant states the proposed project has been designed to minimize impacts on the adjacent residential properties to the south. The vehicle wash and vacuum area has been located close to the west property line along Durango Drive to place it further away from the residential properties to the south. Due to the sizing and location of the parcel, the most practical design places the roll-up overhead doors facing Blue Diamond Road and the residential development to the south. Buffering and screening have been provided to minimize the impact of the roll-up doors. The applicant adds that the proposed vehicle wash is an appropriate commercial use for the site, and was previously approved with a reduction in separation between the use and the adjacent residential zoning district. The drive-thru design ensures that queuing occurs on the northern portion of the property, with an intense landscape buffer to the south to minimize the impact of the drive-thru restaurant.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-22-400120 (UC-18-0617)	Second extension of time for a retail building, restaurant with drive-thru, vehicle wash, and water vending structure - expired	Approved by BCC	December 2022
VS-21-0030	Vacated and abandoned pedestrian access easements and utility, streetlight, and traffic control easements along Durango Drive	Approved by PC	March 2021
ET-21-400002 (UC-18-0617)	First extension of time for a retail building, restaurant with drive-thru, vehicle wash, and water vending structure - expired	Approved by BCC	March 2021
UC-18-0617	Reduce setback of vehicle wash from residential use, design review for retail building, restaurant with drive-thru, vehicle wash, water vending structure - expired	Approved by BCC	October 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1364-06 (ET-400075-12)	First extension of time to waive the condition of a zone change requiring full off-sites	Approved by BCC	December 2012
UC-0384-08 (ET-400068-12)	Second extension of time for residential separation reductions and a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	December 2012
DR-0038-12	Site and building lighting in conjunction with an approved grocery store	Approved by BCC	March 2012
DR-0466-10	Grocery store - expired	Approved by BCC	December 2010
UC-0384-08 (ET-0088-10)	First extension of time for residential separation reductions and a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	July 2010
ZC-1364-06 (WC-0089-10)	Waived the condition of a zone change requiring full off-sites	Approved by BCC	July 2010
UC-0384-08	Reduced residential separation to a convenience store and vehicle facility with a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	July 2008
DR-1185-07	Commercial center - expired	Approved by PC	November 2007
ZC-1364-06	Reclassified the site from H-2 to C-2 zoning for a shopping center including a convenience store with gasoline sales	Approved by BCC	November 2006
VS-1348-06	Vacated and abandoned a 33 foot government patent easement along the southern property line	Approved by PC	November 2006
MP-1336-04	Mountain's Edge Master Plan for the area south of Blue Diamond Road	Approved by BCC	October 2004
VS-0571-96	Vacated and abandoned a 33 foot government patent easement along the east property line	Approved by BCC	May 1996
UC-1910-95	90 foot communication tower with 336 square foot support building and associated equipment	Approved by PC	December 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	CG	Shopping center

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Mid-Intensity Suburban Neighborhood (up to 18 du/ac)	RM18 (PCO)	Condominiums
West	Corridor Mixed-Use	CG	Undeveloped

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**

Use Permit

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

While the proposed vehicle wash will be buffered and separated from the residential use to the south by both an intense landscape buffer and an 8 foot high block CMU wall, staff finds that the proximity of the use to the residential development makes it too intense for this location. The visual and audible impacts of the vehicle wash may have significant impacts on the adjacent condominium development, particularly because the vehicle wash design can accommodate up to 24 vehicles in the queuing area at a time. The potential for constant vehicular traffic through the vehicle wash area intensifies the use and its impacts. Therefore, staff cannot support this request.

Waivers of Development Standards

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

Waivers of Development Standards #1a & #1b

The drive-thru queuing will mostly be screened by the restaurant building, with the vehicles exiting the drive-thru area and continuing through the parking lot, consistent with typical vehicular flow through the overall site. The roll-up door faces the residential development to the south, and vehicles will make a slight turn upon exiting the wash area and continue into the parking lot. The applicant is proposing 2 rows of large evergreen trees with an 8 foot CMU wall along the south property line, which will screen the drive-thru and roll-up vehicle wash door

from the adjacent residential development to the south and help mitigate the impact. However, since staff cannot support the proposed uses and overall site design, staff is unable to support these requests.

#### Waiver of Development Standards #2

No longer needed.

#### Design Review

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

The street landscaping along Durango Drive consists of 1 row of shrubs, only west of the sidewalk and all the trees have been provided east of the sidewalk, while Code requires trees to be planted on both sides of the sidewalk. This request is being reviewed as part of the design review. Staff understands that due to the extent of the sight visibility zones along Durango Drive, there is a limited space to add a tree to the west of the sidewalk. Also, keeping all the trees in 1 side of the sidewalk in this case maintains landscape consistency.

While the applicant has proposed mitigation measures which are required by Code to lessen the impacts to the surrounding area, staff finds that the proposed use and site design will likely have negative impacts on the residential development to the south. The vehicle wash and drive-thru are closer to the adjacent residential properties than Title 30 allows, and the visual and audible effects of these particular uses are difficult to alleviate. The roll-up door exit on the vehicle wash is oriented toward the south, facing the residential properties, which accentuates the visibility of the vehicle wash. Staff finds that this site is better suited for alternative commercial uses that will have less of an impact on the residential development to the south. For these reasons, staff cannot support these requests.

#### **Staff Recommendation**

Denial.

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

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

##### **Comprehensive Planning**

If approved:

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

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0390-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:** Enterprise - approval (hours of operation 7:00 a.m. to 9:00 p.m.; mature trees south of vehicle wash bay).

**APPROVALS:** 7 cards

**PROTESTS:** 8 cards

**PLANNING COMMISSION ACTION:** October 15, 2024 – HELD – To 11/19/24 – per the applicant.

**PLANNING COMMISSION ACTION:** November 19, 2024 – HELD – To 12/17/24 – per staff for the applicant to return to the Enterprise Town Board.

**APPLICANT:** S. T. ENTERPRISES

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



# Department of Comprehensive Planning Application Form

# 1A

ASSESSOR PARCEL #(s): 176-21-201-012

PROPERTY ADDRESS/ CROSS STREETS: 8575 Blue Diamond Road, Las Vegas, NV 89178

### DETAILED SUMMARY PROJECT DESCRIPTION

Vehicle wash

### PROPERTY OWNER INFORMATION

NAME: Blue Diamond Retail Partners, LLC  
ADDRESS: 1452 W Horizon Ridge Parkway, #548  
CITY: Henderson STATE: NV ZIP CODE: 89012  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: S.T. Enterprises, LLC  
ADDRESS: 8965 S. Eastern Ave., Suite 382  
CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # N/A  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: N/A

### CORRESPONDENT INFORMATION

NAME: Liz Olson - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, Suite 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # N/A  
TELEPHONE: 702-792-7000 CELL 702-792-7039 EMAIL: LOlson@kcnvlaw.com

\*Correspondent will receive all project communication

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

[Signature] Property Owner (Signature)\*      TODD BENDER Property Owner (Print)      7-23-24 Date

DEPARTMENT USE ONLY						
<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> EI	<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) _____	ACCEPTED BY _____
HE MEETING DATE _____	DATE _____
BOC MEETING DATE _____	
TAB, CAC LOCATION _____	DATE _____





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-21-201-012

PROPERTY ADDRESS/ CROSS STREETS: 8575 Blue Diamond Road, Las Vegas, NV 89178

### DETAILED SUMMARY PROJECT DESCRIPTION

Vehicle wash

### PROPERTY OWNER INFORMATION

NAME: Blue Diamond Retail Partners, LLC  
ADDRESS: 1452 W Horizon Ridge Parkway, #548  
CITY: Henderson STATE: NV ZIP CODE: 89012  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION


NAME: S.T. Enterprises, LLC  
ADDRESS: 8965 S. Eastern Ave., Suite 382  
CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # N/A  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: N/A

### CORRESPONDENT INFORMATION

NAME: Liz Olson - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, Suite 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # N/A  
TELEPHONE: 702-792-7000 CELL 702-792-7039 EMAIL: LOlson@kcnvaw.com

\*Correspondent will receive all project communication

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

  
Property Owner (Signature)\*

TODD BENDER  
Property Owner (Print)

7-23-24  
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) \_\_\_\_\_

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

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

DATE \_\_\_\_\_

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

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

DATE \_\_\_\_\_

November 19, 2024

**VIA EMAIL**

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

**Re: *REVISED Justification Letter – Design Review, Special Use Permit, and Waiver of Development Standards***  
***APN: 176-21-201-012***  
***S.T. Enterprises, LLC - WOW Car Wash***

To Whom It May Concern:

This firm represents S.T. Enterprises, LLC (the “Applicant”) in the above referenced matter. This application is a request for a special use permit and a design review to allow for a vehicle wash and drive-thru on a 1.9-acre property located near the southeast corner of South Durango Drive and Blue Diamond Road (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 176-21-201-012. The Property is zoned Commercial General (CG) and master planned Corridor Mixed-Use (CM). The Applicant has submitted revised plans for review and processing. Unfortunately, the adjacent property owner in the commercial subdivision is unwilling to agree to a relocation of the existing drive aisle.

The Property is located on South Durango Drive and Blue Diamond Road, a heavily travelled arterial intersection. To the east is a Circle K convenience store with fuel pumps, along with a commercial and office development. To the south is an existing multi-family residential development zoned Residential Multi-Family 18 (RM18). With that, the Applicant has designed the project to minimize any impact on the adjacent residential neighborhood, as discussed in more detail below. Moreover, the Property was previously approved for a vehicle wash facility, however, those entitlements have expired.

**A. DESIGN REVIEW**

**Commercial Development**

The Applicant proposes a commercial development consisting of a vehicle wash facility and a drive-through restaurant establishment. The proposed vehicle wash facility includes a 4,459 square foot vehicle wash tunnel and 18 self-service vacuum bays. The vehicle wash tunnel will be a maximum of 31-feet and will be comprised of painted concrete, brick accents, and large, decorative windows. The Applicant is providing the required landscaping along the perimeter of the Site. The vehicle wash facility will provide the required employee parking spaces, as well as

a total of 11 parking spaces on the Site to meet the parking requirements for the car wash and drive-thru. The drive-through establishment is 900 square foot with queuing that starts at the northwest corner of the Property and continues to the west and south of the building. The speaker box and menu board are oriented towards the west, facing Durango Drive, and are positioned 216-feet away from the residential area to the south. The building will be a maximum of 20-feet and will be comprised of painted brick and concrete, with metal accents. Access to the Site will be from South Durango Drive as well as cross access from the commercial development to the east, with queuing along the western property line. The proposed pedestrian connectivity walkway is in compliance with Title 30.04.05(D)(2)(ii).

### **Roll Up Doors**

The Applicant requests a design review to allow for an unscreened roll-up overhead door on the south elevations of the building. Due to the sizing and location of the parcel, the most practical design places the roll-up overhead doors facing Blue Diamond Road and the multi-family residential to the south. The Applicant has provided significant trees along the south and north to appropriately screen the roll-up doors.

Although the door faces the residential development, the vehicle wash tunnel is positioned as far west as possible, while keeping the existing drive aisle in its current location. This places the tunnel approximately 112-feet from the closest multi-family building. As designed, the door faces the open space area near the entrance of the residential development. Additionally, the Applicant proposes an intense landscape buffer with a double row of trees, as well as the required 8-foot wall along the residential property line. The additional landscaping and wall will mitigate any negative impact from the vehicle wash facility.

### **Alternative Landscaping**

The Applicant requests an alternative landscaping plan that removes a single landscape finger island at the south side of the vacuums, adjacent to the trash enclosure. The Applicant is providing the overall number of required trees throughout the Site, to ensure appropriate heat and visual relief.

## **B. SPECIAL USE PERMIT**

Vehicle washes falls are conditional uses in a CG zoning district. In cases where a condition cannot be met and may be waived, a special use permit is required. One condition is that a vehicle wash facility servicing automobiles and off-highway vehicles shall not be within 200 feet of any residential use.

The Applicant is looking to reinstate this special use permit and believes the proposed vehicle wash use is an appropriate service commercial use. The Applicant has designed the project in such a way to create the least impact possible to the adjacent multi-family residential neighborhood. The vehicle wash tunnel is setback 62-feet and 9-inches from the southern property

line, with an intense landscape buffer consisting of a double row of 24-inch box trees and an 8-foot wall. However, as explained above, the vehicle wash tunnel is positioned closer to the western property line, which places it farther away from the multi-family residential buildings to the south. The closest residential building is positioned approximately 112-feet away from the proposed tunnel. Additionally, three (3) queuing lanes are proposed along the eastern property line to prevent vehicle stacking along the southern property line adjacent to the residential development. Lastly, a reduction in separation between a vehicle wash facility and a residential use is commonly granted, and previously granted on this Property.

**C. WAIVER OF DEVELOPMENT STANDARDS**

The Applicant requests a waiver to reduce the distance separation from the drive-through to the residential use to the south. The Applicant proposes a 69-foot 2-inch separation where 200 feet is required. The drive-through design ensures the vehicle queuing takes place on the western portion of the Property, away from the residential to the south. The speaker box is positioned to face west towards Durango Drive and is located 216-feet from the residential property line. Additionally, to mitigate any negative impact from the drive-through use, the Applicant proposes a wall, along with an intense landscape buffer with a double row of trees, and the required 8-foot screen wall.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

**PUBLIC HEARING**

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

**PA-24-700033-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 8.27 acres.

Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/rk (For possible action)

**RELATED INFORMATION:**

**APN:**

177-34-101-001 through 177-34-101-003

**EXISTING LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: NA
- Site Acreage: 8.27
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states this amendment is justified because it matches the surrounding area as the adjacent properties to the south and east are already planned for Mid-Intensity Suburban Neighborhood uses. The subject site is proposed for the development of a 60 lot single family residential subdivision with a density of 7.25 dwelling units per acre. The applicant is requesting a zone change on the 8.27 acre site from CG to RS3.3. This zone change requires a Master Plan Amendment to the Mid-Intensity Suburban Neighborhood (MN) land use category. According to the applicant, the Master Plan Amendment is intended to maintain a consistent and compatible development pattern with the abutting properties. Furthermore, the applicant states the request complies with Policy EN-1.1 which preserves the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses. The Site is located along Cactus Avenue which is an arterial street. The proposed master plan amendment to MN meets the Master Plan goal in that it provides a lower intensity use along Cactus Avenue that will be directly adjacent to the existing single family residential to the south and east.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-21-0186	Reclassified a portion of this site to C-1 zoning on 1.7 acres for a convenience store with gasoline station within a proposed retail complex (middle parcel).	Approved by BCC	June 2021
VS-21-0187	Vacate and abandoned patent easements and portions of right-of-way on this site (middle parcel) – expired.	Approved by BCC	June 2021
DR-1187-06	Shopping center on 2.5 acres consisting of two single story buildings (east parcel) - expired.	Approved by PC	October 2006
NZC-1389-03	Reclassified a portion of this site to C-1 zoning for a neighborhood shopping center on 2.5 acres consisting of two, single story building (east parcel).	Approved by BCC	January 2004
ZC-1230-01	Reclassified a portion of this site to C-P zoning on 2.5 acres. The request was approved as a reduction to C-P zoning (east parcel) – expired.	Approved by BCC	December 2001
ZC-0101-01	Reclassified a portion of this site to C-1 zoning for a shopping center on 5.0 acres consisting of a retail building and two pad site (west parcel).	Approved by BCC	April 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Compact Neighborhood (up to 18 du/ac)	RS3.3 & RM18	Single-family residential; single-family detached planned unit development
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RM18	Single-family residential
West	Corridor Mixed-Use	CG	Undeveloped

**Related Applications**

Application Number	Request
ZC-24-0625	A zone change to reclassify the site from CG to RS3.3 zoning is a companion item on this agenda.
WS-24-0626	A waiver of development and design review for a single-family residential subdivision is a companion item on this agenda.
VS-24-0624	Vacate and abandoned patent easements and portions of right-of-way is a companion item on this agenda.
TM-24-500139	A tentative map for a 60 lot single-family residential subdivision on 8.27 acres is a companion item on this agenda.

**STANDARDS FOR ADOPTION:**

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

**Analysis**

**Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed MN land use category include single-family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Mid-Intensity Suburban Neighborhood (MN) is compatible with the surrounding area. The adjacent properties to the south and east are zoned RS3.3 which is conforming to the MN land use category. There does not appear to be a demand for commercial uses along this stretch of Cactus Avenue as several properties at the corner of Bermuda Road and Cactus Avenue are either developed or planned for commercial use. Furthermore, most of the subject site has been zoned for commercial purposes since at least 2003, but yet remains undeveloped. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the intensity of new development is compatible with established neighborhoods. For these reasons, staff finds the request for the MN land use category is appropriate for this location.

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2025 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

**STAFF ADVISORIES:**

**Fire Prevention Bureau**

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

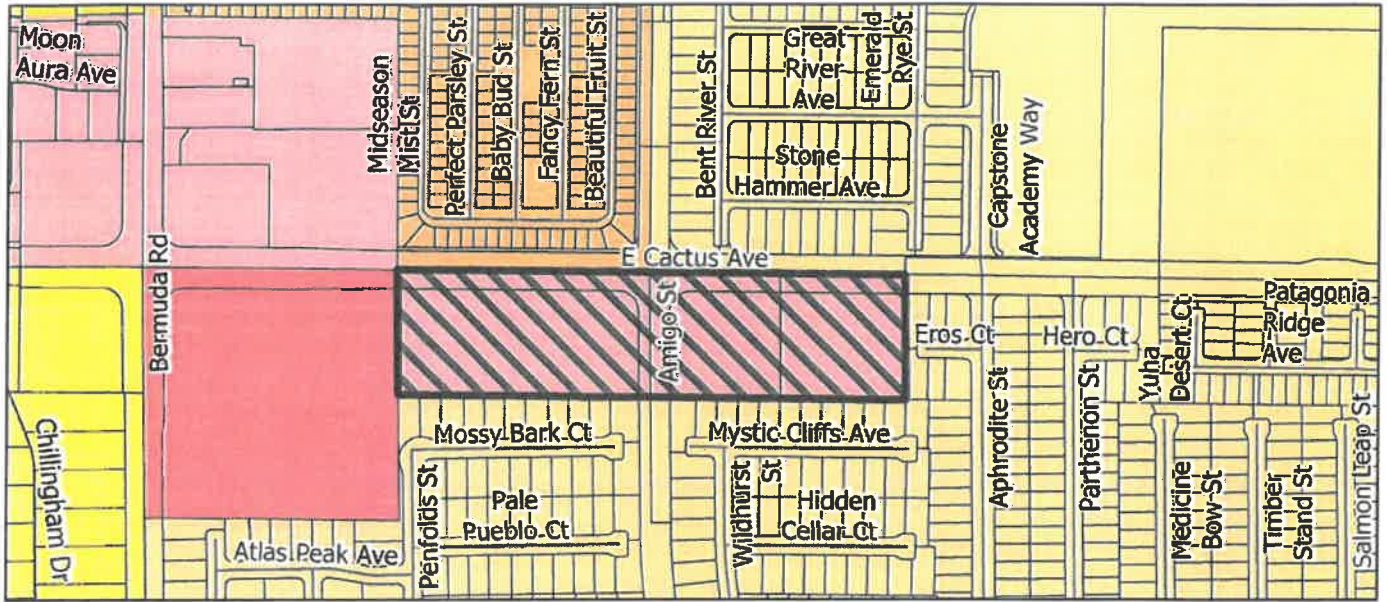
**APPLICANT:** TAYLOR MORRISON  
**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, 650, LAS VEGAS, NV 89135

DRAFT

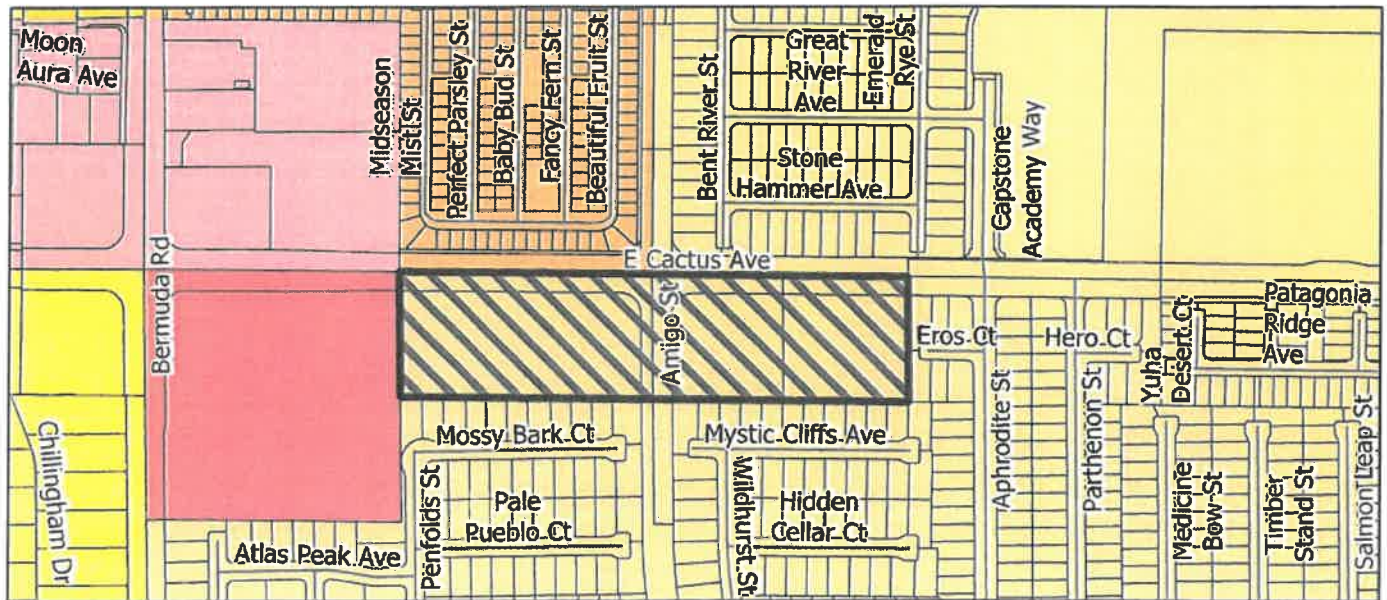


# Planned Land Use Amendment PA-24-700033

**DRAFT**



**Current**



**Requested**

**Neighborhoods**

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

**Employment**

- Business Employment (BE)
- Industrial Employment (IE)

**Commercial and Mixed Use**

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

**Other**

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

## Enterprise Clark County, Nevada

*Note: Categories denoted in the legend may not apply to the presented area.*



# Department of Comprehensive Planning Application Form

# 2A

ASSESSOR PARCEL #(s): 177-34-101-003

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Plan Amendment related to a 60-lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME: ROBERTS HAWAII HOTELS INC and RNI-NV L P  
ADDRESS: 680 Iwilei Road  
CITY: Honolulu STATE: HI ZIP CODE: 96817  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison  
ADDRESS: 1985 Festival Plaza Drive, 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a  
TELEPHONE: 702-792-7085 CELL 702-792-7085 EMAIL: mfehrman@kcviaw.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)\*

Roy Pfund, President/CEO  
Property Owner (Print)

4/26/24  
Date

### DEPARTMENT USE ONLY:

- |                              |                             |  |                               |                             |                             |                             |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET            | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input checked="" 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) PA-24-700033  
PC MEETING DATE 1/7/25  
BCC MEETING DATE 02/15/25  
TAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]  
DATE 10/31/24  
FEES \_\_\_\_\_

DATE 12/11/24

2



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-34-101-002

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment related to a 60 lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME: Regional Cactus LLC  
ADDRESS: 9060 West Cheyenne  
CITY: Las Vegas STATE: NV ZIP CODE: 89129  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison  
ADDRESS: 1985 Festival Plaza Drive, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a  
TELEPHONE: 702-792-7085 CELL 702-792-7085 EMAIL: mf@kcmr.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] Ming Size 18th June, 2024  
Property Owner (Signature) Property Owner (Print) Date

Grid of checkboxes for project details.

3



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s) 177-34-101-001

PROPERTY ADDRESS/ CROSS STREETS Cactus & Bermuda

DETAILED SUMMARY PROJECT DESCRIPTION

Plan Amendment related to a 60-lot single family residential development.

PROPERTY OWNER INFORMATION

NAME FOREST HILL FAMILY TRUST and SADRI FRED TRS  
ADDRESS 9617 Verlaine Court  
CITY Las Vegas STATE NV ZIP CODE 89145  
TELEPHONE: N/A CELL N/A EMAIL N/A

APPLICANT INFORMATION (must match online record)

NAME Taylor Morrison Nevada, LLC  
ADDRESS 1985 Festival Plaza Drive, 200  
CITY Las Vegas STATE NV ZIP CODE 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE N/A CELL N/A EMAIL N/A

CORRESPONDENT INFORMATION (must match online record)

NAME Bob Gronauer - Kaempfer Crowell  
ADDRESS 1980 Festival Plaza Drive, 650  
CITY Las Vegas STATE NV ZIP CODE 89135 REF CONTACT ID # N/A  
TELEPHONE 702-792-7085 CELL 702-792-7085 EMAIL mbrmand@kcmv.com

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

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

[Signature]  
Property Owner (Signature)\*

FRED SADRI  
Property Owner (Print)

JUNE 12, 2024  
Date

<input type="checkbox"/> SI	<input type="checkbox"/> AR	<input type="checkbox"/> LT	<input type="checkbox"/> PUD1	<input type="checkbox"/> SA	<input type="checkbox"/> M1	<input type="checkbox"/> W1
<input type="checkbox"/> ADIR	<input type="checkbox"/> AV	<input checked="" type="checkbox"/> PD	<input type="checkbox"/> S	<input type="checkbox"/> R	<input type="checkbox"/> S2	<input type="checkbox"/> P
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD2	<input type="checkbox"/> SDR	<input type="checkbox"/> T1	<input type="checkbox"/> W2	<input type="checkbox"/> OTHER

APPLICATION # PA-24-700033 DATE 6/12/24  
PERMITTED DATE 10/31/24  
BCC MEETING DATE \_\_\_\_\_  
THE CALIFICATION \_\_\_\_\_

September 24, 2024

**VIA ELECTRONIC UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

Planner  
Copy

***Re: Justification Letter – Master Plan Amendment  
APN: 177-34-101-001, -002, and -003***

To Whom It May Concern:

Please be advised this office represents Taylor Morrison of Nevada, Inc. as it relates to 10.1 acres generally located north of Cactus Avenue and east of Amigo Street in Las Vegas, Nevada, more particular described as APNs: 177-34-101-001, -002, and -003 (“Site”). The Site is currently zoned Commercial General (CG) and is within the Neighborhood Commercial (NC) planning designation. The Applicant is proposing a zone change to RS3.3 residential development. As such, the Applicant is requesting a master plan amendment from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN). A corresponding application for a zone change to RS3.3 has also been submitted.

**Master Plan Amendment:**

The Site currently has a master plan designation of NC. The request for a zone change to RS3.3 and a master plan amendment to MN is appropriate for the Site and consistent with the overall intent of the Master Plan. The Site is located along Cactus Avenue, a moderately travelled right-of-way. MN is appropriate as the area has undergone a change in trend from what was once undeveloped and low-density residential area to a variety of residential uses with commercial uses.

Parcels to the south and east are developed with single family residential zoning (RS3.3). Parcels to the north, across Cactus Avenue, are developed with single family and multi-family residential (RS3.3 and RM18), and the undeveloped property to the west is zoned for Commercial General (CG), with a planned land use of Corridor Mixed Use (CM). MN supports single-family attached homes up to 8 dwelling units per acre.

MN is an appropriate transition for the area and will be far less intense than the existing commercial master plan designations on the Site. Further, the proposed single-family residential development will bring less traffic, noise, and light than if a large commercial center was developed.

A change of the land use plan to MN satisfies the requirements set forth in Title 30:

**1. The proposed amendment is consistent with the overall intent of the Master Plan:**

The Site is currently master planned NC along Cactus Avenue, a land use designation which generally supports a mix of retail, restaurants, offices, commercial, and other professional services. Whereas the Applicant is requesting an amendment to MN, which supports a single family housing, up to a density of 8 units/acre. As discussed above, the proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goal for Enterprise, where the Site is located:

- Policy EN-1.1 Neighborhood Integrity – Preserve the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses.

The Site is located along Cactus Avenue. The proposed master plan amendment to MN meets the Master Plan Goal in that it provides a lower intensity use along Cactus Avenue that will be directly adjacent to the existing single family residential to the south and east. Near the intersection of Cactus and Amigo is existing retail and restaurant options for residents so the proposed request will not remove any needed commercial space. The same can be said further east on Cactus closer to Maryland Parkways. There is existing commercial in the area ready to service incoming residential development such as here. The location of this proposed development will allow future residents to easily access these services using vehicle, public transit, bicycle, and by foot.

**2. The proposed amendment is required based on changed conditions or further studies:**

The proposed master plan amendment to MN meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies.

There is a change in trend occurring in the area, from what was once a low-density residential area, to higher density residential uses and commercial uses. A commercial use on the Site would be far more impactful to the existing residential adjacent to the north, south and east. Therefore, the proposed amendment is in keeping with this consideration as identified in the Master Plan.

**3. The proposed amendment is compatible with the surrounding area:**

Due to the location along Cactus Avenue and adjacent uses, the Site is ideal for an infill residential development. Additional commercial on this Site would create higher traffic, light, and noise, negatively impacting the adjacent residential. The proposed MN designation will provide

an appropriate transition and buffer from Cactus Avenue, as well. Additionally, the proposed project will assist with addressing the valley-wide housing crisis by providing alternative housing options for the area.

**4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:**

The proposed plan amendment meets several County wide goals and policies listed in the Master Plan, including but not limited to the following:

- Policy 1.1.1 and Policy 1.3.2 – Encourages diverse housing types at varies densities and in numerous locations. Here, the proposed amendment would add to the already existing mix of residential uses and density in the immediate area, including commercial, high, medium, and low-density developments.

- Policy 1.1.2 – Concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure and other services. Here, the Site fronts onto Cactus Avenue, a highly travelled right-of-way, with existing bus stop locations. Additionally, there is an existing commercial development to the northwest of the Site and various commercial developments further east along Cactus Avenue.

- Policy 1.4.5 – Standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed adjacent to an existing or planned residential neighborhood. Here, the proposed amendment will provide a lower intensity use of residential as opposed to various types of high intensity commercial uses that will negatively impact the existing residential.

**5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:**

The proposed master plan amendment to MN will not have a negative effect on adjacent properties, transportation, or facilities. The surrounding area is a mix of similar mid-density residential and commercial uses along Fort Apache Road. The Site is currently master planned NC, which generally support a mix of retail, restaurants, offices, commercial, and other professional services. The proposed master plan amendment to MN will allow for a less intensive residential use, which will result in less traffic than the current master plan designations. Additionally, approval will be conditioned upon a traffic study. Therefore, the proposed amendment and zone change will not have a negative effect on adjacent properties or on transportation services and facilities.

**6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:**

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The Site is currently planned for commercial uses. Therefore, the MN will be less intense overall and will not create a negative impact to service in the area.

**7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:**

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. There is a serious need for additional housing opportunities. This project will be a benefit, not a detriment, to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Based on the above information, a master plan amendment to MN is appropriate, and the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

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

Sincerely,  
KAEMPFER CROWELL



Robert J. Gronauer



**PUBLIC HEARING**

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

**ZC-24-0625-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**ZONE CHANGE** to reclassify 8.27 acres from a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise (description on file). MN/rk (For possible action)

**RELATED INFORMATION:**

**APN:**

177-34-101-001 through 177-34-101-003

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: NA
- Site Acreage: 8.27
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a zone change from CG (Commercial General) zone to RS3.3 (Residential Single-Family) zone. The subject site is proposed for a 60 lot single family residential subdivision with a density of 7.25 dwelling units per acre. According to the applicant the zone change is intended to maintain a consistent and compatible development patten with the abutting properties. Furthermore, the proposed single-family residential development will bring less traffic, noise, and light than if a large commercial center was built.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-21-0186	Reclassified a portion of this site to C-1 zoning on 1.7 acres for a convenience store with gasoline station within a proposed retail complex (middle parcel).	Approved by BCC	June 2021
VS-21-0187	Vacate and abandoned patent easements and portions of right-of-way on this site (middle parcel) – expired.	Approved by BCC	June 2021
DR-1187-06	Shopping center on 2.5 acres consisting of two single story buildings (east parcel) - expired.	Approved by PC	October 2006

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-1389-03	Reclassified a portion of this site to C-1 zoning for a neighborhood shopping center on 2.5 acres consisting of two, single story building (east parcel).	Approved by BCC	January 2004
ZC-1230-01	Reclassified a portion of this site to C-P zoning on 2.5 acres. The request was approved as a reduction to C-P zoning (east parcel) – expired.	Approved by BCC	December 2001
ZC-0101-01	Reclassified a portion of this site to C-1 zoning for a shopping center on 5.0 acres consisting of a retail building and two pad site (west parcel).	Approved by BCC	April 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Compact Neighborhood (up to 18 du/ac)	RS3.3 & RM18	Single-family residential; single-family detached planned unit development
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RM18	Single-family residential
West	Corridor Mixed-Use	CG	Undeveloped

**Related Applications**

Application Number	Request
PA-24-700033	Plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-24-0626	A waiver of development and design review for a single-family residential subdivision is a companion item on this agenda.
VS-24-0624	Vacate and abandoned patent easements and portions of right-of-way is a companion item on this agenda.
TM-24-500139	A tentative map for a 60 lot single family residential subdivision on 8.27 acres 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.

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 no longer a viable CG (Commercial General) zone. The area has transitioned more towards residential suburban type development, particularly the area to the south and east which have been developed as RS3.3 zoned single-family residential subdivisions. The proposed RS3.3 zoning on the site is compatible with the surrounding neighborhoods and is in harmony with the development trends for the area. Furthermore, most of the subject site has been zoned for commercial purposes since at least 2003, but yet remains undeveloped. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning appropriate for this location.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2025 at 9:00 a.m., unless otherwise announced.

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

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

##### **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; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed./kc

##### **Fire Prevention Bureau**

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turn-around provided. Per UDACS DWG # 212, the diameter of the cul-de-sac is required to be 116'.
- Applicant to show fire hydrant locations on-site and within 750 feet.

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

**APPLICANT:** TAYLOR MORRISON  
**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, 650, LAS VEGAS, NV 89135

DRAFT

7



# Department of Comprehensive Planning Application Form

# 3A

ASSESSOR PARCEL #(s) 177-34-101-001

PROPERTY ADDRESS/ CROSS STREETS Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change related to a 60-lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME: FOREST HILL FAMILY TRUST and SADRI FRED TRS  
ADDRESS: 9617 Verlaine Court  
CITY: Las Vegas STATE: NV ZIP CODE: 89145  
TELEPHONE: N/A CELL: N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison Nevada, LLC  
ADDRESS: 1985 Festival Plaza Drive, 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID #: \_\_\_\_\_  
TELEPHONE: N/A CELL: N/A EMAIL: N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID #: N/A  
TELEPHONE: 702-792-7085 CELL: 702-792-7085 EMAIL: mkaempfer@kcnlaw.com

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

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

[Signature]  
Property Owner (Signature)

FRED SADRI  
Property Owner (Print)

JUNE 12, 2024  
Date

<input type="checkbox"/> AD	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> FUL	<input type="checkbox"/> SV	<input type="checkbox"/> VV	<input checked="" type="checkbox"/> Z
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input checked="" type="checkbox"/> RZ	<input type="checkbox"/> SC	<input type="checkbox"/> T	<input type="checkbox"/> VV	<input checked="" type="checkbox"/> Z
<input type="checkbox"/> AD	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TRS	<input type="checkbox"/> VV	<input checked="" type="checkbox"/> OTHER

APPLICATION #: BAZL-24-0625      DATE RECEIVED: 6/10/24  
NEXT MEETING DATE: 11/7/25      FEE: 10/31/24  
SUC MEETING DATE: 2/5/25      FEE: \$1,700  
TITLE LOCATION: Enterprise      12111124

2



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-34-101-002

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone change related to a 60 lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME: Regional Cactus LLC  
ADDRESS: 9060 West Cheyenne  
CITY: Las Vegas STATE: NV ZIP CODE: 89129  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

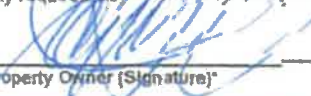
NAME: Taylor Morrison  
ADDRESS: 1985 Festival Plaza Drive, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a  
TELEPHONE: 702-792-7085 CELL 702-792-7085 EMAIL: mfehrmer@kcmvaw.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)\*

Ming Sze  
Property Owner (Print)

18th June, 2024  
Date



20-24-0625

  
10/31/24



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-34-101-003

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change related to a 60-lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME: ROBERTS HAWAII HOTELS INC and RNI-NV L P  
ADDRESS: 680 Iwilei Road  
CITY: Honolulu STATE: HI ZIP CODE: 96817  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison  
ADDRESS: 1985 Festival Plaza Drive, 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a  
TELEPHONE: 702-792-7085 CELL 702-792-7085 EMAIL: mfehrman@kcnvlaw.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)\*

Roy Pfund, President/CEO  
Property Owner (Print)

4/28/24  
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) 21-24-0625  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE \_\_\_\_\_  
TAB/CAC LOCATION \_\_\_\_\_

ACCEPTED BY [Signature]  
DATE 10/31/24  
FEES \_\_\_\_\_

September 24, 2024

**VIA ELECTRONIC UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

Planner  
Copy

*Re: Justification Letter – Zone Change  
APN: 177-34-101-001, -002, and -003*

To Whom It May Concern:

Please be advised this office represents Taylor Morrison of Nevada, Inc. as it relates to 10.1 acres generally located north of Cactus Avenue and east of Amigo Street in Las Vegas, Nevada, more particular described as APNs: 177-34-101-001, -002, and -003 (“Site”). The Site is currently zoned Commercial General (CG) and is within the Neighborhood Commercial (NC) planning designation. The Applicant is proposing a zone change to RS3.3 for a proposed single-family residential development. A corresponding application for a master plan amendment from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) has also been submitted.

**Zone Change**

The Site currently has a master plan designation of NC. The request for a zone change to RS3.3 and a master plan amendment to MN is appropriate for the Site and consistent with the overall intent of the Master Plan. The Site is located along Cactus Avenue, a moderately travelled right-of-way. MN is appropriate as the area has undergone a change in trend from what was once undeveloped and low and mid-density residential area to a variety of residential uses with commercial uses.

Parcels to the south and east are developed with single family residential zoning (RS3.3). Parcels to the north, across Cactus Avenue, are developed with single family and multi-family residential (RS3.3 and RM18), and the undeveloped property to the west is zoned CG with a planned land use designation of Corridor Mixed Use (CM).

RS3.3 is an appropriate transition for the area and will be far less intense than the existing commercial master plan designations on the Site. Further, the proposed single-family residential development will bring less traffic, noise, and light than if a large commercial center was developed. The requested zone change is compatible and appropriate for the area.



September 4, 2024

Page 2

KAEMPFER

CROWELL

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

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

**PUBLIC HEARING**

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

**VS-24-0624-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Cactus Avenue and Mystic Cliffs Avenue (alignment) and between Bermuda Road and Aphrodite Street; a portion of a right-of-way being Cactus Avenue located between Bermuda Road and Aphrodite Street; and a portion of a right of way being Amigo Street between Cactus Avenue and Mystic Cliffs Avenue (alignment) within Enterprise (description on file). MN/hw/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

177-34-101-001 through 177-34-101-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of both government patent easements and portions of adjacent rights-of-way. Along the southern property line of the eastern half of the site, a 30 foot wide patent easement running from the eastern property line to Amigo Street is proposed to be vacated. Additionally, an 8 foot wide patent easement running along the eastern portion of the western half of the site, adjacent to the west side of Amigo Street, is proposed to be vacated. Finally, 5 feet of the southern portion of the Cactus Avenue right-of-way on the east and west sides of Amigo Street, along with 5 feet of right-of-way on each side of Amigo Street, is proposed to be vacated. The applicant indicates these easements are no longer needed for the development of the site and the adjacent area, and the vacation of the right-of-way is needed to accommodate proposed detached sidewalks.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-21-0187	Vacated and abandoned patent easements and portions of Amigo Street and Cactus Avenue – expired	Approved by BCC	June 2021
ZC-21-0186	Reclassified APN 177-34-101-002 from the R-E zone to the C-1 zone for a retail complex with a C-Store & gasoline station – UC/WS/DR expired	Approved by BCC	June 2021

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0552-12	Reclassified APN 177-34-101-002 from the R-E zone to the C-1 zone for a future commercial development.	Withdrawn w/o Prejudice	January 2013
TM-0021-08	1-lot commercial subdivision for APN 177-34-101-003 – expired	Approved by PC	March 2008
DR-1187-06	Reviewed the design of a shopping center on APN 177-34-101-003	Approved by PC	October 2006
TM-0696-05	1-lot commercial subdivision for APN 177-34-101-003 – expired	Approved by PC	January 2006
NZC-1389-03	Reclassified APN 177-34-101-003 from the C-P zone to the C-1 zone for a shopping center.	Approved by BCC	January 2004
ZC-1230-01	Reclassified APN 177-34-101-003 from the R-E zone to the C-1 zone (reduce to C-P).	Approved by BCC	December 2001
ZC-0101-01	Reclassified APN 177-34-101-001 from the R-E zone to the C-1 zone for a shopping center.	Approved by BCC	April 2001
VS-1852-98	Vacated and abandoned patent easements and portions of Amigo Street, Chaparral Road, Corn Avenue, Erie Avenue, Irwin Avenue, Jack Leavitt Street, Polluck Street, and Radcliff Drive - recorded	Approved by BCC	January 1999
ZC-2261-97	Reclassified APN 177-34-101-003 from the R-E zone to the C-P zone for an office building – expired	Approved by BCC	March 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18 & RS3.3	Single-family detached residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18 & RS3.3	Single-family detached residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential
West	Corridor Mixed-Use	CG	Undeveloped

**Related Applications**

Application Number	Request
PA-24-700033	Plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.

### Related Applications

Application Number	Request
ZC-24-0625	A zone change to reclassify the site from the CG zone to the RS3.3 zone is a companion item on this agenda.
WS-24-0626	A waiver of development and design review for a single-family residential subdivision is a companion item on this agenda.
TM-24-500139	A 60 lot single-family residential subdivision map is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Traffic Signal Improvements at Various Locations 209 improvement project. 90 days to record said separate document for the Traffic Signal Improvements at Various Locations 209 improvement project;

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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turn-around provided. Per UDACS DWG # 212, the diameter of the cul-de-sac is required to be 116'.
- Applicant to show fire hydrant locations on-site and within 750 feet.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TAYLOR MORRISON

**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, 650, LAS VEGAS, NV 89135

①



# Department of Comprehensive Planning Application Form

# 4A

ASSESSOR PARCEL #(s): 177-34-101-003

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacations related to a 60-lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME: ROBERTS HAWAII HOTELS INC and RNI-NV L P  
ADDRESS: 680 Iwilei Road  
CITY: Honolulu STATE: HI ZIP CODE: 96817  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison  
ADDRESS: 1985 Festival Plaza Drive, 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a  
TELEPHONE: 702-792-7085 CELL 702-792-7085 EMAIL: mlehman@kcnvlaw.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)\*

Roy Pfund, President/CEO  
Property Owner (Print)

4/26/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-24-0624  
PC MEETING DATE 01/07/25  
BCC MEETING DATE 02/05/25  
TAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]  
DATE 10/31/24  
FEES \$1,200

DATE 12/11/24

2



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-34-101-002

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacations related to a 60 lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME: Regional Cactus LLC  
ADDRESS: 9060 West Cheyenne  
CITY: Las Vegas STATE: NV ZIP CODE: 89129  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison  
ADDRESS: 1985 Festival Plaza Drive, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a  
TELEPHONE: 702-792-7085 CELL 702-792-7085 EMAIL: mfehmar@kcmvaw.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)

Ming Sza  
Property Owner (Print)

18th June, 2024  
Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Vs-21-0624

MS  
10/31/24



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-34-101-001

PROPERTY ADDRESS/ CROSS STREETS Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacations related to a 60-lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME FOREST HILL FAMILY TRUST and SADRI FRED TRS  
ADDRESS: 9617 Verlaine Court  
CITY Las Vegas STATE NV ZIP CODE 89145  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

NAME Taylor Morrison Nevada, LLC  
ADDRESS: 1985 Festival Plaza Drive, 200  
CITY Las Vegas STATE NV ZIP CODE 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: N/A CELL N/A EMAIL N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempler Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY Las Vegas STATE NV ZIP CODE 89135 REF CONTACT ID # N/A  
TELEPHONE: 702-792-7085 CELL 702-792-7085 EMAIL information@cmnew.com

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

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

[Signature]  
Property Owner (Signature)

FRED SADRI  
Property Owner (Print)

JUNE 12, 2024  
Date

<input type="checkbox"/> ADP	<input type="checkbox"/> AV	<input type="checkbox"/> ET	<input type="checkbox"/> FLEET	<input type="checkbox"/> IN	<input type="checkbox"/> US	<input type="checkbox"/> WS
<input type="checkbox"/> AD	<input type="checkbox"/> AV	<input type="checkbox"/> FLD	<input type="checkbox"/> SE	<input type="checkbox"/> T	<input checked="" type="checkbox"/> US	<input type="checkbox"/> WS
<input type="checkbox"/> AD	<input type="checkbox"/> AV	<input type="checkbox"/> FLD	<input type="checkbox"/> SE	<input type="checkbox"/> T	<input type="checkbox"/> US	<input type="checkbox"/> WS

APPLICATION # VS-24-01024      REC'D BY HLO  
DATE RECEIVED 10/31/24  
APPROVAL DATE: \_\_\_\_\_  
APPROVAL SIGNATURE: \_\_\_\_\_





# ADVANTAGE CIVIL DESIGN GROUP

2920 N. Green Valley Pkwy Bldg #4, Ste. 422, Henderson, Nevada 89014 mail@advantagecivil-nv.com

September 24, 2024

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

**Regarding: Justification Letter for Vacation Request  
Cactus and Amigo by Taylor Morrison  
APNs: 177-34-101-001, -002, and -003**

On behalf of Taylor Morrison of Nevada, and in conjunction with the Cactus and Amigo project, Advantage Civil Design Group respectfully requests to vacate Patent Easements and Right-of-Way as depicted on the attached exhibit. The vacations are being requested prior to development of the site located on the south side of Cactus Avenue. The main access road is off Amigo Street.

The right-of-way along Cactus Avenue and Amigo Street will implement a detached sidewalk design. Therefore, we are requesting a vacation of 5 feet to align the right-of-way to the back of curb on both Cactus Avenue and Amigo Street. The proposed right-of-way and street design provide the same traffic flow and public functionality of the existing right-of-way but offer an enhanced visual appeal.

The Patent Easements proposed to be vacated will no longer be needed for this area. We proposed to vacate the current easements and grant new public streets/public utility easements on the proposed utility alignment.

An exhibit is provided for your reference for the vacation request. If you have any questions or comments, please feel free to contact our office at 702-432-2234

**Advantage Civil Design Group**

Brandon G. Doty, P.E.  
Principal

Planner  
Copy

**PUBLIC HEARING**

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

**WS-24-0626-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase retaining wall height. **DESIGN REVIEW** for a proposed single-family residential subdivision on 8.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/hw/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

177-34-101-001 through 177-34-101-003

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the height of a retaining wall to 4 feet where 3 feet is the maximum height permitted per Section 30.04.03C (a 33% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 8.27
- Project Type: Single-family detached residential subdivision
- Number of Lots: 60
- Density (du/ac): 7.25
- Minimum/Maximum Lot Size (square feet): 3,465/5,655
- Number of Stories: 2
- Building Height (feet): 26.4
- Square Feet: 2,058 (minimum)/2,586 (maximum)

**Site Plan**

The site plan depicts a 60 lot single family detached residential subdivisions located south of Cactus Avenue approximately 615 feet east of Bermuda Road. The plans show the overall site is 8.27 acres with a density of 7.25 dwelling units per acre. The site is bisected by Amigo Street creating a nearly symmetrical east and west half with the west half containing 31 lots and the east half containing 29 lots. The lots range in size from 3,465 square feet up to 5,655 square feet with lots generally measuring 35 to 40 feet wide and 99 to 123 feet long. Each side of the

subdivision will have access through two, 48 foot wide public streets that include 5 foot wide attached sidewalks on each side of the street. Both streets will take access from Amigo Street with the streets along the same alignment. In addition, both public streets will terminate in a 39 foot wide cul-de-sac. A 24 foot wide emergency access and utility easement is located in the northeast and northwest corner of the subdivisions and connects the cul-de-sac with Cactus Avenue to the north.

Finally, the cross section shows 4 foot high retaining walls are proposed along the northern portion of the site along Cactus Avenue and along the southern property where the retaining wall is part of a tiering design that incorporates an existing retaining wall from the existing development to the south.

#### Landscaping

The landscape plan depicts street landscaping being provided along Cactus Avenue and Amigo Street. Along both Cactus Avenue and Amigo Street, a 15 foot wide landscape area has been provided within proposed common elements. The 15 foot wide landscape area consists of a 5 foot wide landscape strip along the street, followed by a 5 foot wide detached sidewalk, and then followed by another 5 foot wide landscape area. The plans show the landscape area will contain large trees, as defined by Title 30, staggered on each side of the sidewalk with a tree every 30 feet on center. Overall, a total of 54 trees are provided along the streets, 41 trees along Cactus Avenue and 13 trees along Amigo Street, where 54 trees are required.

#### Elevations & Floor Plans

The elevations and floor plans show 3 different floor plan models with 3 different possible exterior designs for the homes. Each exterior corresponds with either a Spanish colonial, Tuscan, or Craftsman style. All models are 2 stories tall, range in height from 25.9 feet to 26.4 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, various shutter styles, and significant fenestration are shown.

The models shown range in size from 2,058 square feet up to 2,586 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 project is to develop the subject site for a single family residential subdivision. The applicant also indicates the proposed retaining walls are necessary for the proper drainage of the site with southern retaining wall being tiered and screened from the street. Along the north, the applicant indicates the retaining wall will be located behind the street landscaping.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-21-0187	Vacated and abandoned patent easements and portions of Amigo Street and Cactus Avenue – expired	Approved by BCC	June 2021
ZC-21-0186	Reclassified APN 177-34-101-002 from the R-E zone to the C-1 zone for a retail complex with a C-Store & gasoline station – UC/WS/DR expired	Approved by BCC	June 2021
ZC-0552-12	Reclassified APN 177-34-101-002 from the R-E zone to the C-1 zone for a future commercial development.	Withdrawn w/o Prejudice	January 2013
TM-0021-08	1-lot commercial subdivision for APN 177-34-101-003 – expired	Approved by PC	March 2008
DR-1187-06	Reviewed the design of a shopping center on APN 177-34-101-003	Approved by PC	October 2006
TM-0696-05	1-lot commercial subdivision for APN 177-34-101-003 – expired	Approved by PC	January 2006
NZC-1389-03	Reclassified APN 177-34-101-003 from the C-P zone to the C-1 zone for a shopping center.	Approved by BCC	January 2004
ZC-1230-01	Reclassified APN 177-34-101-003 from the R-E zone to the C-1 zone (reduce to C-P).	Approved by BCC	December 2001
ZC-0101-01	Reclassified APN 177-34-101-001 from the R-E zone to the C-1 zone for a shopping center.	Approved by BCC	April 2001
VS-1852-98	Vacated and abandoned patent easements and portions of Amigo Street, Chaparral Road, Conn Avenue, Erie Avenue, Irwin Avenue, Jack Leavitt Street, Polluck Street, and Radcliff Drive -recorded	Approved by BCC	January 1999
ZC-2261-97	Reclassified APN 177-34-101-003 from the R-E zone to the C-P zone for an office building – expired	Approved by BCC	March 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18 & RS3.3	Single-family detached residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18 & RS3.3	Single-family detached residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential
West	Corridor Mixed-Use	CG	Undeveloped

## Related Applications

Application Number	Request
PA-24-700033	Plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0625	A zone change to reclassify the site from the CG zone to the RS3.3 zone is a companion item on this agenda.
VS-24-0624	The vacation and abandonment of government patent easements and portions of rights-of-way is a companion item on this agenda.
TM-24-500139	A 60 lot single-family residential subdivision map 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

##### Waiver of Development Standards

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

The purpose of reviewing waivers for increased retaining wall height is to determine if they are necessary and if any mitigating factors have been provided to reduce their massing and visual impact. On the subject site, the two locations where retaining walls reach 4 feet tall are along the northern and southern property lines. Along the southern property line, a tiering system has been installed in order to reduce the over retaining wall that would be needed due to the elevation difference between the subject site and the development to the south. In the north, along Cactus Avenue, no tiering has been provided but the applicant notes the retaining should generally be screened from Cactus Avenue by the provided street landscaping. Staff finds the proposed height increase of the retaining walls is relatively minor and should not greatly affect the visual continuity of the streetscape along Cactus Avenue, provided additional landscaping is provided to better screen the retaining wall. Along the southern property line, staff appreciates the use of tiering to prevent a larger retaining wall and can concur with the applicant's assertion that the retaining walls in this portion of the site will generally not be visible from the street. Staff, however, would like to see at least some shrubs within the space between the retaining walls to reduce visual burden this empty strip could place on adjacent properties. Provided additional landscaping is provided, staff can support this request.

### Design Review

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

The proposed single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing relatively different architectural styles and house sizes that should keep the streetscape interesting. The different house plans also have different ways of accessing the house with some front loaded and others side loaded. The proposed homes are similar in scale and size to the surrounding area and use materials and colors typical of the southwestern United States. The site is well parked with 4 spaces provided for each lot. The landscaping along the street is sufficient to shade the provided detached sidewalk reducing heat islands effects. Additionally, the landscaping should also help to integrate the proposed streetscape with the streetscapes to the south. Finally, the proposed single-family subdivision will support 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. Provided the additional landscaping to better mitigate the retaining walls is provided, staff can support this design review.

### **Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Henderson Executive Airport, and is subject to potentially significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport 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**

- Provide additional small trees or large shrubs to screen the retaining wall from Cactus Avenue where the wall will exceed 3 feet;
- Provide 1 gallon shrubs within the space between the retaining walls along the southern property line;
- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Traffic Signal Improvements at Various Locations 209 improvement project. 90 days to record said separate document for the Traffic Signal Improvements at Various Locations 209 improvement project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards along Cactus;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

#### **Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed./kc

#### **Fire Prevention Bureau**

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turn-around provided. Per UDACS DWG # 212, the diameter of the cul-de-sac is required to be 116'.
- Applicant to show fire hydrant locations on-site and within 750 feet.

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

**APPLICANT:** TAYLOR MORRISON  
**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, 650, LAS VEGAS, NV 89135



# Department of Comprehensive Planning Application Form

# 5A

ASSESSOR PARCEL #(s): 177-34-101-003

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Design Review and Waivers related to a 60-lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME: ROBERTS HAWAII HOTELS INC and RNI-NV L P  
ADDRESS: 680 Iwilei Road  
CITY: Honolulu STATE: HI ZIP CODE: 96817  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)


NAME: Taylor Morrison  
ADDRESS: 1985 Festival Plaza Drive, 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a  
TELEPHONE: 702-792-7085 CELL 702-792-7085 EMAIL: mlehrman@kcnvlaw.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)\*

Roy Pfund, President/CEO  
Property Owner (Print)

4/26/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0626  
PC MEETING DATE 01/07/25  
BCC MEETING DATE 02/05/25  
TAB/CAC LOCATION Enterprise

ACCEPTED BY MLC  
DATE 10/31/24  
FEES \$1,800

DATE 12/11/24



2



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-34-101-002

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Design review and waivers related to a 60 lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME: Regional Cactus LLC  
ADDRESS: 9060 West Cheyenne  
CITY: Las Vegas STATE: NV ZIP CODE: 89129  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison  
ADDRESS: 1985 Festival Plaza Drive, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # N/A  
TELEPHONE: 702-792-7085 CELL 702-792-7085 EMAIL: mfehman@kcrmlaw.com

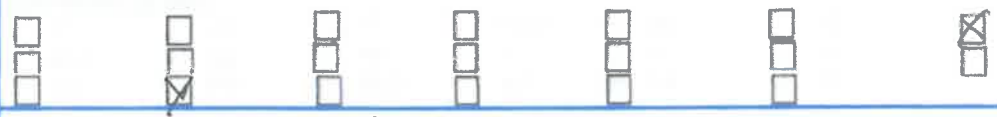
\*Correspondent will receive all communication on submitted application(s).

(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)

Ming Sze  
Property Owner (Print)

18th June, 2024  
Date



WS-24-0684

MS  
10/31/24

3



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-34-101-001

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Design Review and Waivers related to a 60-lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME: FOREST HILL FAMILY TRUST and SADRI FRED TRS  
ADDRESS: 9617 Verlaine Court  
CITY: Las Vegas STATE: NV ZIP CODE: 89145  
TELEPHONE: N/A CELL: N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison Nevada, LLC  
ADDRESS: 1985 Festival Plaza Drive, 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID #:   
TELEPHONE: N/A CELL: N/A EMAIL: N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID #: N/A  
TELEPHONE: 702-792-7085 CELL: 702-792-7085 EMAIL: bob@kaempfercrowell.com

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

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

[Signature]  
Property Owner (Signature)\*

FRED SADRI  
Property Owner (Print)

JUNE 12, 2024  
Date

<input type="checkbox"/> SF	<input type="checkbox"/> DF	<input type="checkbox"/> TF	<input type="checkbox"/> FLD	<input type="checkbox"/> SV	<input type="checkbox"/> V	<input checked="" type="checkbox"/> S
<input type="checkbox"/> DR	<input type="checkbox"/> AV	<input type="checkbox"/> R2	<input type="checkbox"/> S1	<input type="checkbox"/> I	<input type="checkbox"/> L	<input type="checkbox"/> T
<input type="checkbox"/> RG	<input checked="" type="checkbox"/> DF	<input type="checkbox"/> FLD	<input type="checkbox"/> S2	<input type="checkbox"/> TSP	<input type="checkbox"/> W	<input type="checkbox"/> T

APP NO: WS-24-0070 DATE: 10/31/24  
PROJECT NO:   
5. REVIEW DATE:   
THESE DOCUMENTS:



September 24, 2024

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

**RE: Project Description and Justification Letter for Waiver of Development Standards Cactus and Amigo by Taylor Morrison  
APNs: 177-34-101-001, -002, and -003**

On behalf of Taylor Morrison of Nevada, we have prepared the following project description and letter of compelling justification Waiver of Development Standards for the Cactus and Amigo by Taylor Morrison, a Single Family Residential Subdivision.

**Project Description**

The subject site is 7.9 acres gross, located at the southeast and southwest corners of Cactus Avenue and Amigo Street in the Enterprise Planning Area. Parcels to the south and east are developed with single family residential zoning (RS3.3). Parcels to the north, across Cactus Avenue, are developed with single family and multi-family residential (RS3.3 and RM18), and the undeveloped property to the west is zoned for Commercial General (CG), with a planned land use of Corridor Mixed Use (CM).

**Waiver of Development Standards**

The proposed development application includes a request for a waiver of development standards to facilitate development. Two (2) waivers are being requested with the subject application and are as follows:

**Waiver #1**

Waiver of development standards for retaining wall height per Title 30.04.03 for northern boundary adjacent to Cactus Avenue. The proposed site is bounded by existing single-family development (southern boundary) and the existing Cactus Avenue improvements (northern boundary) and has approximately 5 - 6 foot of grade across the site north to south. This adverse slope will require perimeter and internal retaining walls to a maximum of 4' in height with 6' screen wall atop at the perimeter. While the developing portion of the site adjacent to existing single-family development will incorporate walls up to 10 foot in height (4' planter wall w/ 6' block wall), this retaining will not be visible as our adjacent development at these locations is lower in elevation than surrounding improvements and is allowed per Title 30.04.03. The Waiver request is to allow a maximum of 4-foot retaining wall with 6-foot screen wall along our northern boundary adjacent to the existing Cactus Avenue where fill in excess

Planner  
Copy

of that allowed by code occurs, as well as internal site retaining. The requested Waiver for height beyond that as allowed by code, will be necessary to facilitate proper flood protection for the site.

Waiver #2

*For the purpose of vehicular circulation and emergency access, the County requires two (2) through points of access for sites over 5 acres.*

The intent of this regulation is for sites of contiguous acreage. Though this application is being processed a singular site, it is bifurcated by a dedicated 80' ROW, Amigo St. The site consists of two 5 (gross) acre sites east and west of Amigo. Each 5 acre portion is served by a single entry point, without through access, but with emergency access off Cactus. This level of access for each 5 acre portion is consistent with what has been approved and mapped throughout the area, including a site located approximately 2,000 ft. east, on the north side of Cactus (Cactus & Radcliff Book No.202500406), a 5 (gross) acre site approved in 2019 for 35 lots (mapped in 2020). Similar to each 5 acre portion of this site, it has a single entry point that is not through without secondary emergency access. For Cactus and Amigo, there is 29 and 31 lots on each 5 acre portion respectively, with secondary emergency access provided on both portions.

If there are any additional questions regarding this application, please do not hesitate to call our office at 702-432-2234. Thank you for your time and consideration.

Respectfully,  
**Advantage Civil Design Group**



Brandon G. Doty, P.E.  
Principal

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500139-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**TENTATIVE MAP** consisting of 60 single-family residential lots and 4 common lots on 8.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/hw/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

177-34-101-001 through 177-34-101-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 8.27
- Project Type: Single-family detached residential subdivision
- Number of Lots: 60
- Density (du/ac): 7.25
- Minimum/Maximum Lot Size (square feet): 3,465/5,655

The site plan depicts a 60 lot single family detached residential subdivision located south of Cactus Avenue and on the east and west sides of Amigo Street. The plans show the overall site is 8.27 acres with a density of 7.25 dwelling units per acre. The site is bisected by Amigo Street creating a nearly symmetrical east and west half with the west half containing 31 lots and the east half containing 29 lots. The lots range in size from 3,465 square feet up to 5,655 square feet with lots generally measuring 35 to 40 feet wide and 99 to 123 feet long. Each side of the subdivision will have access through two, 48 foot wide public streets that include 5 foot wide attached sidewalks on each side of the street. Both streets will take access from Amigo Street with the streets along the same alignment. In addition, both public streets will terminate in a 39 foot wide cul-de-sac. A 24 foot wide emergency access and utility easement is located in the northeast and northwest corner of the subdivisions and connects the cul-de-sac with Cactus Avenue to the north. Finally, the cross section shows 4 foot high retaining walls are proposed along the northern portion of the site along Cactus Avenue and along the southern property where the retaining wall is part of a tiering design that incorporates an existing retaining wall from the existing development to the south.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-21-0187	Vacated and abandoned patent easements and portions of Amigo Street and Cactus Avenue – expired	Approved by BCC	June 2021
ZC-21-0186	Reclassified APN 177-34-101-002 from the R-E zone to the C-1 zone for a retail complex with a C-Store & gasoline station – UC/WS/DR expired	Approved by BCC	June 2021
ZC-0552-12	Reclassified APN 177-34-101-002 from the R-E zone to the C-1 zone for a future commercial development.	Withdrawn w/o Prejudice	January 2013
TM-0021-08	1-lot commercial subdivision for APN 177-34-101-003 – expired	Approved by PC	March 2008
DR-1187-06	Reviewed the design of a shopping center on APN 177-34-101-003	Approved by PC	October 2006
TM-0696-05	1-lot commercial subdivision for APN 177-34-101-003 – expired	Approved by PC	January 2006
NZC-1389-03	Reclassified APN 177-34-101-003 from the C-P zone to the C-1 zone for a shopping center.	Approved by BCC	January 2004
ZC-1230-01	Reclassified APN 177-34-101-003 from the R-E zone to the C-1 zone (reduce to C-P).	Approved by BCC	December 2001
ZC-0101-01	Reclassified APN 177-34-101-001 from the R-E zone to the C-1 zone for a shopping center.	Approved by BCC	April 2001
VS-1852-98	Vacated and abandoned patent easements and portions of Amigo Street, Chaparral Road, Conn Avenue, Erie Avenue, Irwin Avenue, Jack Leavitt Street, Pollock Street, and Radcliff Drive -recorded	Approved by BCC	January 1999
ZC-2261-97	Reclassified APN 177-34-101-003 from the R-E zone to the C-P zone for an office building – expired	Approved by BCC	March 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18 & RS3.3	Single-family detached residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18 & RS3.3	Single-family detached residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential
West	Corridor Mixed-Use	CG	Undeveloped

### Related Applications

Application Number	Request
PA-24-700033	Plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0625	The reclassification of the site from the CG zone to the RS3.5 zone is a companion item on this agenda.
WS-24-0626	A waiver of development and design review for a single-family residential subdivision is a companion item on this agenda.
VS-24-0624	The vacation and abandonment of government patent easements and portions of rights-of-way is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

The 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 terminate a cul-de-sac, the County's preferred terminating apparatus. Secondary emergency access is also provided for each side of the subdivision. The lots are only accessible from internal public streets with rows of lots on each side of the street and no double frontage lots, as common lots are used to separate lots from secondary frontages. There is no significant grading occurring that will impact the surrounding development and retaining walls are limited except on the northern and southern perimeters of the site where tiered retaining walls and landscaping are used to mitigate these issues. 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 and is 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 Henderson Executive Airport and is subject to potentially significant aircraft noise and continuing overflights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport to meet future air traffic demand./kc

#### Staff Recommendation

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Traffic Signal Improvements at Various Locations 209 improvement project. 90 days to record said separate document for the Traffic Signal Improvements at Various Locations 209 improvement project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards along Cactus;
- 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.

### **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; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

### **Fire Prevention Bureau**

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turn-around provided. Per UDACS DWG # 212, the diameter of the cul-de-sac is required to be 116'.
- Applicant to show fire hydrant locations on-site and within 750 feet.



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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0165-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TAYLOR MORRISON

**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, 650, LAS VEGAS, NV 89135

DRAFT

1



# Department of Comprehensive Planning Application Form

# 6A

ASSESSOR PARCEL #(s): 177-34-101-003

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map related to a 60-lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME: ROBERTS HAWAII HOTELS INC and RNI-NV L P  
ADDRESS: 680 Iwilei Road  
CITY: Honolulu STATE: HI ZIP CODE: 96817  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison  
ADDRESS: 1985 Festival Plaza Drive, 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a  
TELEPHONE: 702-792-7085 CELL 702-792-7085 EMAIL: mfehrman@konvlaw.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)\*

Roy Pfund, President/GEO

Property Owner (Print)

4/26/24

Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) YM-24-50039

ACCEPTED BY [Signature]

PC MEETING DATE 01/07/25

DATE 10/31/24

BCC MEETING DATE 02/05/25

FEES \$750

TAB/CAC LOCATION Enterprise

DATE 12/11/24

2



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-34-101-002

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map related to a 60 lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME: Regional Cactus LLC  
ADDRESS: 9060 West Cheyenne  
CITY: Las Vegas STATE: NV ZIP CODE: 89129  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison  
ADDRESS: 1985 Festival Plaza Drive, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # N/A  
TELEPHONE: 702-792-7085 CELL 702-792-7085 EMAIL: ml@hmar@comview.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)

Ming Sze  
Property Owner (Print)

18th June, 2024  
Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

YM-24-500139

  
10/31/24



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s) 177-34-101-001

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

**DETAILED SUMMARY PROJECT DESCRIPTION**

Tentative Map related to a 60-lot single family residential development.

**PROPERTY OWNER INFORMATION**

NAME FOREST HILL FAMILY TRUST and SADRI FRED TRS  
ADDRESS: 9617 Verlaime Court  
CITY: Las Vegas STATE: NV ZIP CODE: 89145  
TELEPHONE: N/A CELL: N/A EMAIL: N/A

**APPLICANT INFORMATION (must match online record)**

NAME: Taylor Morrison Nevada, LLC  
ADDRESS: 1985 Festival Plaza Drive, 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID #: \_\_\_\_\_  
TELEPHONE: N/A CELL: N/A EMAIL: N/A

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89131 REF CONTACT ID #: N/A  
TELEPHONE: 702-792-7085 CELL: 702-792-7085 EMAIL: info@man33drive.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): \_\_\_\_\_  
Property Owner (Print): EREN SADRI  
Date: JUNE 12, 2024

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

APPLICANT: TMM-24-500139  
DATE: 10/31/24

TaylorMorrison®

Nevada Division  
1985 Festival Plaza Drive, Suite 200  
Las Vegas, NV 89135  
p (702)-263-8200  
taylormorrison.com

August 22, 2024

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

Planner  
Copy

**RE: Cactus and Amigo  
Hold Letter for Tentative Map  
Parcels 177-34-101-001, 002 and 003**

To Whom may it concern:

Taylor Morrison of Nevada, LLC respectfully submits this Hold Letter requesting the Tentative Map application be held to the same dates as companion applications.

These companion applications are as follows:

- Master Plan Amendment and zone change for single-family residential
- Vacation of Patent Easements and Right-of-Way
- Waiver of Development Standards
- Design Review

Thank you for the opportunity to submit this hold letter for your consideration. Please contact me at 725.296.1521 or [scoanderson@taylormorrison.com](mailto:scoanderson@taylormorrison.com) if you have any questions.

Sincerely,



Scott Anderson  
Forward Planning Director  
Taylor Morrison of Nevada, LLC

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500139-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**TENTATIVE MAP** consisting of 60 single-family residential lots and 4 common lots on 8.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/hw/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

177-34-101-001 through 177-34-101-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 8.27
- Project Type: Single-family detached residential subdivision
- Number of Lots: 60
- Density (du/ac): 7.25
- Minimum/Maximum Lot Size (square feet): 3,465/5,655

The site plan depicts a 60 lot single family detached residential subdivision located south of Cactus Avenue and on the east and west sides of Amigo Street. The plans show the overall site is 8.27 acres with a density of 7.25 dwelling units per acre. The site is bisected by Amigo Street creating a nearly symmetrical east and west half with the west half containing 31 lots and the east half containing 29 lots. The lots range in size from 3,465 square feet up to 5,655 square feet with lots generally measuring 35 to 40 feet wide and 99 to 123 feet long. Each side of the subdivision will have access through two, 48 foot wide public streets that include 5 foot wide attached sidewalks on each side of the street. Both streets will take access from Amigo Street with the streets along the same alignment. In addition, both public streets will terminate in a 39 foot wide cul-de-sac. A 24 foot wide emergency access and utility easement is located in the northeast and northwest corner of the subdivisions and connects the cul-de-sac with Cactus Avenue to the north. Finally, the cross section shows 4 foot high retaining walls are proposed along the northern portion of the site along Cactus Avenue and along the southern property where the retaining wall is part of a tiering design that incorporates an existing retaining wall from the existing development to the south.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-21-0187	Vacated and abandoned patent easements and portions of Amigo Street and Cactus Avenue – expired	Approved by BCC	June 2021
ZC-21-0186	Reclassified APN 177-34-101-002 from the R-E zone to the C-1 zone for a retail complex with a C-Store & gasoline station – UC/WS/DR expired	Approved by BCC	June 2021
ZC-0552-12	Reclassified APN 177-34-101-002 from the R-E zone to the C-1 zone for a future commercial development.	Withdrawn w/o Prejudice	January 2013
TM-0021-08	1-lot commercial subdivision for APN 177-34-101-003 – expired	Approved by PC	March 2008
DR-1187-06	Reviewed the design of a shopping center on APN 177-34-101-003	Approved by PC	October 2006
TM-0696-05	1-lot commercial subdivision for APN 177-34-101-003 – expired	Approved by PC	January 2006
NZC-1389-03	Reclassified APN 177-34-101-003 from the C-P zone to the C-1 zone for a shopping center.	Approved by BCC	January 2004
ZC-1230-01	Reclassified APN 177-34-101-003 from the R-E zone to the C-1 zone (reduce to C-P).	Approved by BCC	December 2001
ZC-0101-01	Reclassified APN 177-34-101-001 from the R-E zone to the C-1 zone for a shopping center.	Approved by BCC	April 2001
VS-1852-98	Vacated and abandoned patent easements and portions of Amigo Street, Chaparral Road, Conn Avenue, Erie Avenue, Irwin Avenue, Jack Leavitt Street, Polluck Street, and Radcliff Drive -recorded	Approved by BCC	January 1999
ZC-2261-97	Reclassified APN 177-34-101-003 from the R-E zone to the C-P zone for an office building – expired	Approved by BCC	March 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18 & RS3.3	Single-family detached residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18 & RS3.3	Single-family detached residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential
West	Corridor Mixed-Use	CG	Undeveloped

### Related Applications

Application Number	Request
PA-24-700033	Plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0625	The reclassification of the site from the CG zone to the RS3.5 zone is a companion item on this agenda.
WS-24-0626	A waiver of development and design review for a single-family residential subdivision is a companion item on this agenda.
VS-24-0624	The vacation and abandonment of government patent easements and portions of rights-of-way is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

The 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 terminate a cul-de-sac, the County's preferred terminating apparatus. Secondary emergency access is also provided for each side of the subdivision. The lots are only accessible from internal public streets with rows of lots on each side of the street and no double frontage lots, as common lots are used to separate lots from secondary frontages. There is no significant grading occurring that will impact the surrounding development and retaining walls are limited except on the northern and southern perimeters of the site where tiered retaining walls and landscaping are used to mitigate these issues. 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 and is 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 Henderson Executive Airport and is subject to potentially significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport to meet future air traffic demand./kc

#### Staff Recommendation

Approval.

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



## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Traffic Signal Improvements at Various Locations 209 improvement project. 90 days to record said separate document for the Traffic Signal Improvements at Various Locations 209 improvement project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards along Cactus;
- 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.

### **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; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

### **Fire Prevention Bureau**

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turn-around provided. Per UDACS DWG # 212, the diameter of the cul-de-sac is required to be 116'.
- Applicant to show fire hydrant locations on-site and within 750 feet.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0165-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TAYLOR MORRISON

**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, 650, LAS VEGAS, NV 89135

DRAFT

1



# Department of Comprehensive Planning Application Form

# 6A

ASSESSOR PARCEL #(s): 177-34-101-003

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map related to a 60-lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME: ROBERTS HAWAII HOTELS INC and RNI-NV L P  
ADDRESS: 680 Iwilei Road  
CITY: Honolulu STATE: HI ZIP CODE: 96817  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison  
ADDRESS: 1985 Festival Plaza Drive, 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a  
TELEPHONE: 702-792-7085 CELL 702-792-7085 EMAIL: mfehrman@kcwvlaw.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)\*

Roy Pfund, President/CEO  
Property Owner (Print)

4/26/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) YM-24-50039  
PC MEETING DATE 01/07/25  
BCC MEETING DATE 02/05/25  
TAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]  
DATE 10/31/24  
FEES \$750

DATE 12/11/24

2



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-34-101-002

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map related to a 60 lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME: Regional Cactus LLC  
ADDRESS: 9060 West Cheyenne  
CITY: Las Vegas STATE: NV ZIP CODE: 89129  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison  
ADDRESS: 1985 Festival Plaza Drive, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a  
TELEPHONE: 702-792-7085 CELL 702-792-7085 EMAIL: mfg@kcmr.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)\*

Ming Sze  
Property Owner (Print)

18th June, 2024  
Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

YM-24-500139

MS  
10/31/24

3



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s) 177-34-101-001

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

### DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map related to a 60-lot single family residential development.

### PROPERTY OWNER INFORMATION

NAME: FOREST HILL FAMILY TRUST and SADRI FRED TRS  
ADDRESS: 9617 Verlaine Court  
CITY: Las Vegas STATE: NV ZIP CODE: 89145  
TELEPHONE: N/A CELL: N/A EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

NAME: Taylor Morrison Nevada, LLC  
ADDRESS: 1985 Festival Plaza Drive, 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 104  
TELEPHONE: N/A CELL: N/A EMAIL: N/A

### CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89131 REF CONTACT ID # 104  
TELEPHONE: 702-792-7085 CELL: 702-792-7085 EMAIL: bob@kaempfercrowell.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)

FRED S. SADRI  
Property Owner (Print)

JUN 13, 2011  
Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

177-34-500139

10131104

TaylorMorrison®

Nevada Division  
1985 Festival Plaza Drive, Suite 200  
Las Vegas, NV 89135  
p (702)-263-8200  
taylormorrison.com

August 22, 2024

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

Planner  
Copy

**RE: Cactus and Amigo  
Hold Letter for Tentative Map  
Parcels 177-34-101-001, 002 and 003**

To Whom may it concern:

Taylor Morrison of Nevada, LLC respectfully submits this Hold Letter requesting the Tentative Map application be held to the same dates as companion applications. These companion applications are as follows:

- Master Plan Amendment and zone change for single-family residential
- Vacation of Patent Easements and Right-of-Way
- Waiver of Development Standards
- Design Review

Thank you for the opportunity to submit this hold letter for your consideration. Please contact me at 725.296.1521 or [scoanderson@taylormorrison.com](mailto:scoanderson@taylormorrison.com) if you have any questions.

Sincerely,



Scott Anderson  
Forward Planning Director  
Taylor Morrison of Nevada, LLC



**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**VS-24-0457-DBAC, LLC:**

**AMENDED HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, a portion of right-of-way being Arville Street located between Maule Avenue and Pamalyn Avenue (previously not notified), and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

177-06-201-026; 177-06-201-027; 177-06-201-028; 177-06-201-030; 177-06-201-048

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate a 33 foot wide patent easement located along the west property line, **8 foot wide patent easements along the south and east property lines, and 10 to 15 feet of right-of-way along Arville Street and Maule Avenue.** The purpose of the request is to allow for **reduced street widths as the reduced streets would not require modification to the Master Streets and Highway plan of the Master Plan and allow for the installation of detached sidewalks** in conjunction with a 6 lot single-family residential subdivision.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-1336-07	Waiver for full off-sites - expired	Approved by PC	January 2008
TM-0305-07	Tentative map with 6 lots - expired	Approved by PC	January 2008
ZC-1026-05	Reclassified the zoning of these parcels and the surrounding area to include RNP-I zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Public Use	RS20 (AE-60 & NPO-RNP)	Las Vegas Valley Water District site
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Detention basin

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0456	A waiver of development standards for a single-family residential subdivision is a companion item on this agenda.
TM-24-500096	A tentative map for a 6 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 needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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



work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** October 16, 2024 – HELD – To 11/20/24 – per the applicant.

**COUNTY COMMISSION ACTION:** November 20, 2024 – HELD – To 12/18/24 – per the applicant.

**APPLICANT:** RICHMOND AMERICAN HOMES OF NEVADA, INC.

**CONTACT:** THE WEB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



# Department of Comprehensive Planning Application Form

# 7A

ASSESSOR PARCEL #(s): 177-06-201-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: W Maule Avenue & Arville Street

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 6 lot Single Family Subdivision  
- Vacation of Patent Easements & Right of Ways.

### PROPERTY OWNER INFORMATION

NAME: Hollo 2007 Irrevocable Trust  
ADDRESS: 235 15th ST, Suite 300 (Bellevue Centre West)  
CITY: Vancouver STATE: Canada ZIP CODE: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.  
ADDRESS: 770 East Warm Springs, Suite 240  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.240.5603 CELL \_\_\_\_\_ EMAIL: Amanda.Williams@mdch.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC  
ADDRESS: 3663 E Sunset Road, Suite 204  
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.458.2551 CELL \_\_\_\_\_ EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

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

Property Owner (Signature)\*

Zoltan Hollo / Trustee

Property Owner (Print)

4/24/2024

Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-24-0457

ACCEPTED BY RR

PC MEETING DATE 10-15-24

DATE 8-15-24

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

FEE \$1200.00

TAB/CAC LOCATION ENTERPRISE

DATE 9-25-24



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-06-201-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: W Maule Avenue & Arville Street

**DETAILED SUMMARY PROJECT DESCRIPTION**

To construct a 6 lot Single Family Subdivision  
- Vacation of Patent Easements & Right of Ways.

**PROPERTY OWNER INFORMATION**

NAME: Ambleside Properties LLLP ETAL  
 ADDRESS: 235 15th ST, Suite 300 (Bellevue Centre West)  
 CITY: Vancouver STATE: Canada ZIP CODE: V7T2X1  
 TELEPHONE: 604-921-1810 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION**

NAME: Richmond American Homes of Nevada Inc.  
 ADDRESS: 770 East Warm Springs, Suite 240  
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.240.5603 CELL: \_\_\_\_\_ EMAIL: Amanda.Williams@mdch.com

**CORRESPONDENT INFORMATION**

NAME: The WLB Group, INC  
 ADDRESS: 3663 E Sunset Road, Suite 204  
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.458.2551 CELL: \_\_\_\_\_ EMAIL: mbangan@wlbgroup.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.

 \_\_\_\_\_ RANJOL SHARMA 04/25/24  
 Property Owner (Signature)\* Property Owner (Print) Date

**DEPARTMENT USE ONLY:**

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

APPLICATION # (s) VS-24-0457 ACCEPTED BY RR  
 PC MEETING DATE 10-15-24 DATE 8-15-24  
 BCC MEETING DATE \_\_\_\_\_  
 TAB/CAC LOCATION ENTERPRISE DATE 9-25-24



June 10, 2024

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
P.O. Box 551744  
Las Vegas, NV 89155

**RE: Vacation - Justification Letter for Arville Maule  
(APN: 177-06-201-027 & 028)**

Clark County Planning Staff,

On behalf of Richmond American Homes of Nevada, INC, The WLB Group is respectfully submitting the attached Vacation application for the above referenced parcel numbers located on the Northwest corner of Maule Avenue and Arville Street.

We are respectfully requesting to vacate right-of-way and patent easements that are no longer required due to the proposed single-family development that is a companion item to this vacation.

**Vacation of Right-of-way**

We are requesting to vacate 5' of the dedicated 40' right-of-way for Maule Avenue & Arville Street to allow for a detached sidewalk (OR:0292:0251311, dated on 01/10/1973).

**Vacation of Patent Easements**

We are requesting to vacate a 33.00' patent easements located on APN 177-06-201-027 (BLM#1158448, OR: 115:94807, dated on 12/04/1956)

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,

Mark Bangan  
Director of Nevada Operations

PLANNER COPY

**PUBLIC HEARING**

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

**WS-24-0456-DBAC, LLC:**

**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase fill height; **2)** increase retaining wall height; and **3)** reduce driveway setback.

**DESIGN REVIEW** for a single-family residential subdivision on 3.37 acres (previously notified as 3.11 acres) in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays.

Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-06-201-027; 177-06-201-028

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Increase fill height to 6.5 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 117% increase).
  - b. Increase fill height to 6.5 feet where a maximum of 6 feet is allowed to be placed 5 feet to within 20 feet of a shared residential property line per Section 30.04.06F (a 9% increase).
2.
  - a. Increase the height of a retaining wall along the west property line to 6.7 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 124% increase).
  - b. Increase the height of a retaining wall along Arville Street to 3.5 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 17% increase).
3. Reduce driveway setback to 4.5 feet where 6 feet is required per Uniform Standard Drawing 222 (a 25% decrease).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4414 W. Maule Avenue
- Site Acreage: 3.37
- Project Type: Single-family residential
- Number of Lots: 6

- Density (du/ac): 1.78
- Minimum/Maximum Lot Size (square feet): 21,148/28,753 (gross)/18,042/26,859 (net)
- Number of Stories: 1
- Building Height (feet): 21 & 23 (maximum)
- Square Feet: 3,479 & 4,019

#### Site Plans

The plans depict a single-family residential detached development with 6 lots on 3.37 acres located on the west side of Arville Street and the north side of Maule Avenue. The density of the overall development is shown at 1.78 dwelling units per acre. The lots range in size from a minimum gross acreage of 21,148 square feet up to 28,753 square feet with the net size ranging from 18,042 square feet up to 26,859 square feet. Three lots (Lots 4 through 6) face Maule Avenue and 3 lots (Lots 1 through 3) face Arville Street. Arville Street and Maule Avenue are both collector streets. Lot 1 is designed with a front property line width along Arville Street of 25 feet. The driveway as designed is 16 feet wide, which provides a 4.5 foot setback to side property lines where 6 feet is required. The cross sections show increased fill on all the lots within the subdivision. The design of Lot 6 includes a maximum 6.7 foot high retaining wall, the west property line adjacent to the detention basin, and 6.5 feet of fill. The retaining wall will be lower along the west property line for Lots 1 and 3 where the increase fill will range in depth from 1.9 feet to 2.5 feet. A 6 foot high screen wall is proposed on top of the retaining walls. There is a 30 foot wide drainage easement that separates Lots 1 and 2 from Lot 3 and is delineated as a common element with 9,186 square feet.

#### Landscaping

Detached sidewalks are provided along both street frontages with shrubs provided on the outer side of landscaping adjacent to the curb. Trees and shrubs are provided on the east side of Lot 4 for the required street landscaping which includes trees planted every 30 feet on both sides of the detached sidewalk with shrubs. Landscape materials include Shoestring Acacia, Southern Live Oak, Pink Fairy Duster, Dwarf Bottle Brush, Red Yucca, and Texas Ranger.

#### Elevations

Both proposed model homes are single story with a maximum height of 21 feet and 23 feet. Three elevations are provided for each residence which includes a variety of façade design elements which can include corbels at the eaves, stucco trim on all windows, arches, stone veneer, and garage door treatments. Architectural details are provided on the front and rear of the homes with windows, roofline variety, and façade treatments. The side elevations include the varied rooflines and window trim, with no other architectural details.

#### Floor Plans

The 2 floor plans depict a variety of options, including floor plans ranging in total area from 3,479 square feet to 4,019 square feet. Residences include 3 car attached garages.

#### Applicant's Justification

The applicant indicates that the 6 lot subdivision includes single story homes and adequate parking. Adding additional architectural details to the sides of the houses the materials will be mostly hidden behind screen walls and not provide any additional benefit to the neighboring

properties. The applicant also indicates that the increased fill and retaining walls are due to existing natural low spots on the west side of the property and adjacent to the detention basin. The proposed driveway width on Lot 1 is designed for a typical single family residence with 1 or 2 vehicles per Uniform Standard Drawing 222, which will allow a vehicle to travel into and out of the lot at the same time, thus reducing back-up of traffic on the public street.

#### Prior Land Use Requests

Application Number	Request	Action	Date
WS-1336-07	Waiver for full off-sites - expired	Approved by PC	January 2008
TM-0305-07	Tentative map with 6 lots - expired	Approved by PC	January 2008
ZC-1026-05	Reclassified the zoning of these parcels and the surrounding area to include RNP-I zoning	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)	RS20 (AE-60 & NPO-RNP)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Public Use	RS20 (AE-60 & NPO-RNP)	Las Vegas Valley Water District site
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Detention basin

#### Related Applications

Application Number	Request
TM-24-500096	A tentative map for a 6 lot single-family residential subdivision is a companion item on this agenda.
VS-24-0457	A vacation and abandonment of patent easements and rights-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

##### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not

materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waivers of Development Standards #1 & #2

Tiered retaining walls could be provided instead of 1 wall in the side yard area of Lot 6. The applicant chose to propose one, 6.7 foot high retaining wall. Tiering the retaining walls and the finished grade would result in compliance with the Code or perhaps a small increase over the maximum allowable standards. The result of these requests will be a nearly 13 foot high block wall. For these reasons, staff cannot support the proposed waivers.

#### Design Review

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

The proposed development meets the required lot size and density per Section 30.02.04. The proposed residences provide multiple architectural features on the front and rear of the structure with the side elevations including minimal architectural features which could be enhanced in areas that are above the side yard walls, such as recessed windows with overhangs or shutters to shade glass. Additionally, since staff is unable to support the increased fill and retaining wall height, staff cannot support this request.

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

##### Waiver of Development Standards #3

Staff cannot support the request to reduce the distance from the driveway to the property line. The minimum required distance is intended to provide a safe transition to private property from public right-of-way while reducing the chance for accidents. In addition, traffic could face slowing or stop conditions due to the vehicles accessing the driveway.

#### **Department of Aviation**

The property lies partially within the AE-60 (60-65 DNL) noise contour for 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 Harry Reid International facilities to meet future air traffic demand.

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



## **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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;
- Circular driveway required for Lots 2 through 6 per Uniform Standard Drawing 222 or on-site turnaround.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

### **Department of Aviation**

- For that portion located in the AE-60 the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- For that portion located in the AE-60 the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- For that portion located in the AE-60 the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;

- For that portion located in the AE-60 incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- 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 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**

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

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

- Applicant is advised that there is an active septic permit on APN 177-06-201-028; 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0136-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:** Enterprise - approval (install non-urban road standards on Arville Street and Maule Avenue; install streetlights only at the intersection of Arville Street and Maule Avenue; install a 5 foot asphalt path along Arville Street and Maule Avenue; and delete Public Works bullet #3).

**APPROVALS:**

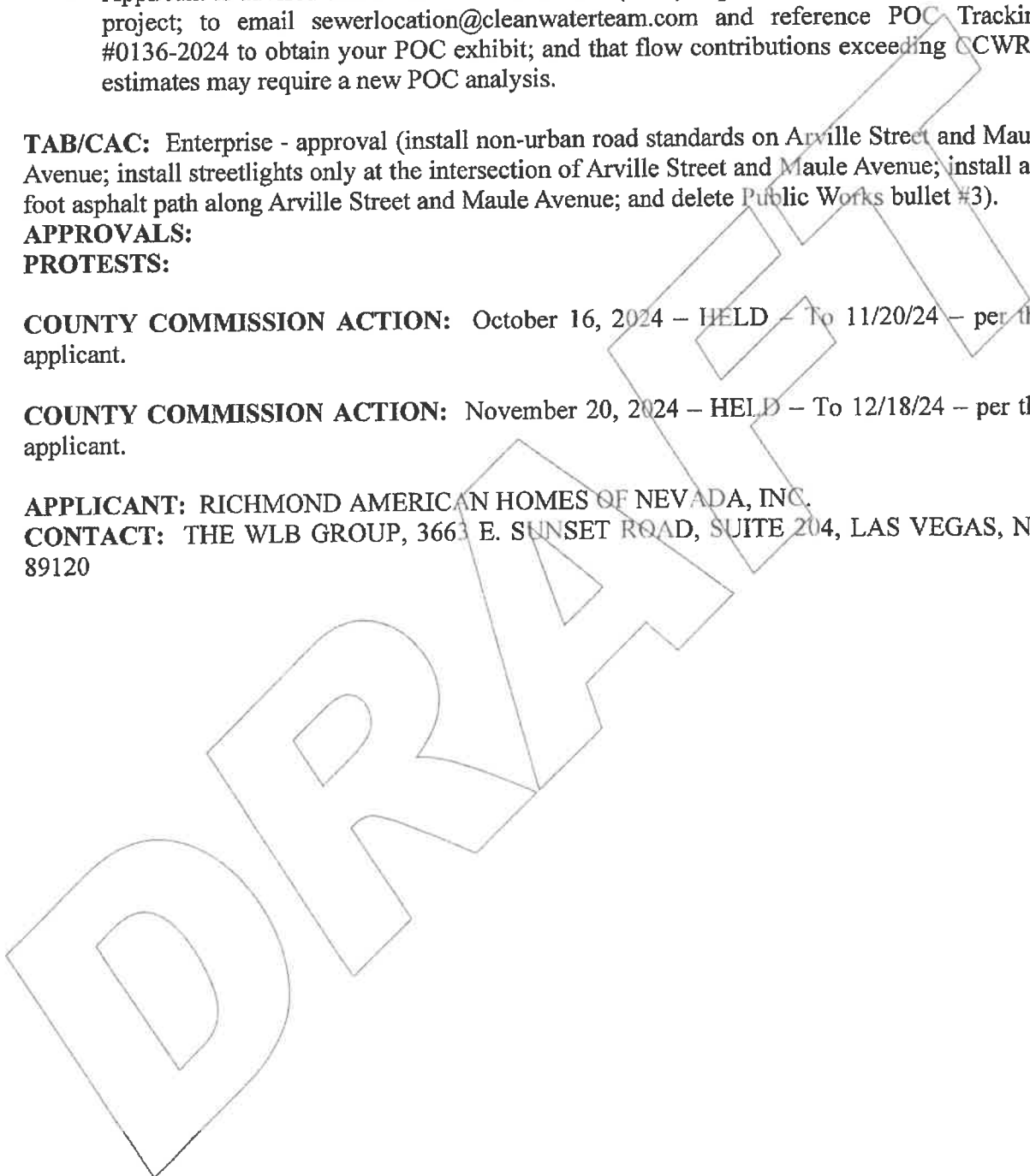
**PROTESTS:**

**COUNTY COMMISSION ACTION:** October 16, 2024 – HELD – To 11/20/24 – per the applicant.

**COUNTY COMMISSION ACTION:** November 20, 2024 – HELD – To 12/18/24 – per the applicant.

**APPLICANT:** RICHMOND AMERICAN HOMES OF NEVADA, INC.

**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120





# Department of Comprehensive Planning Application Form

# 8A

ASSESSOR PARCEL #(s): 177-06-201-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: W Maule Avenue & Arville Street

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 6 lot Single Family Subdivision  
- *Waivers of Development Standards & Design Review*

### PROPERTY OWNER INFORMATION

NAME: Hollo 2007 Irrevocable Trust  
ADDRESS: 235 15th ST, Suite 300 (Bellevue Centre West)  
CITY: Vancouver STATE: Canada ZIP CODE: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.  
ADDRESS: 770 East Warm Springs, Suite 240  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.240.5603 CELL \_\_\_\_\_ EMAIL: Amanda.Williams@mdch.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC  
ADDRESS: 3663 E Sunset Road, Suite 204  
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.458.2551 CELL \_\_\_\_\_ EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

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

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

Zoltan Hollo / Trustee  
\_\_\_\_\_  
Property Owner (Print)

4/24/2024  
\_\_\_\_\_  
Date

#### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0456

ACCEPTED BY RR

PC MEETING DATE 10-15-24

DATE 8-15-24

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

TAB/CAC LOCATION ENTERPRISE

DATE 9-25-24



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-06-201-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: W Maule Avenue & Arville Street

**DETAILED SUMMARY PROJECT DESCRIPTION**

To construct a 6 lot Single Family Subdivision  
- Tentative Map

**PROPERTY OWNER INFORMATION**

NAME: Ambleside Properties LLLP ETAL  
 ADDRESS: 235 15th ST, Suite 300 (Bellevue Centre West)  
 CITY: Vancouver STATE: Canada ZIP CODE: V7T 2X1  
 TELEPHONE: 604-921-1810 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION**

NAME: Richmond American Homes of Nevada Inc.  
 ADDRESS: 770 East Warm Springs, Suite 240  
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.240.5603 CELL: \_\_\_\_\_ EMAIL: Amanda.Williams@mch.com

**CORRESPONDENT INFORMATION**

NAME: The WLB Group, INC  
 ADDRESS: 3663 E Sunset Road, Suite 204  
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.458.2551 CELL: \_\_\_\_\_ EMAIL: mbangan@wlbgroup.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.

RAHUL SHARMA
04/25/24  
 Property Owner (Signature)\*                      Property Owner (Print)                      Date

**DEPARTMENT USE ONLY:**

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

APPLICATION # (s) WS-24-0456

ACCEPTED BY RR

PC MEETING DATE 10-15-24

DATE 8-15-24

BCC MEETING DATE —

TAB/CAC LOCATION ENTERPRISE DATE 9-25-24

August 14, 2024

Clark County Comprehensive Planning  
500 South Grand Central Parkway, 1<sup>st</sup> floor  
P.O. Box 551744  
Las Vegas, NV 89106

**RE: Justification Letter – Design Review and Waivers of Dev. Stds.  
(APN's: 177-06-201-027 & 028)**

To Whom it May Concern,

On behalf of our client Richmond American Homes, we are respectfully requesting a Design Review and Waivers of Development Standards to address the proposed single-family detached development located at the Northwest corner of Arville Street & Maule Avenue. The property is more particularly described as APNs: 177-06-201-027 & 028.

Our client is proposing to develop a single-family detached community consisting of 6 – 20,000 s.f. minimum (gross) residential lots at a density of 1.93 units per acre. All the homes are single-story in height and will range in size from 3,375 square feet to 4,019 square feet. The proposed houses will feature 3-car attached garages and 3-car driveways and will meet all setback requirements for an RS20 development. This development will require a total of 14 parking spaces (2.2 p.s. per lot x 6 lots), by utilizing the three garage parking spaces and the three-car driveway spaces (min of 6.0 p.s.), the site will provide 36 parking spaces which more than doubles the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

### **Design Review**

We are requesting the design reviews listed below with this development;

1. For a proposed detached single-family single-story development. House plans will include three one-story homes ranging in size from 3,375 square feet up to 4,019 square feet. The homes will be a maximum of 24'-0" in height. Each house will include a three-car garage and a three-car driveway.
2. The architectural for the houses have met the requirements of Section 30.04.05.E.2 for the front and the rear elevations, however on the side elevations the required features have not been met. The side elevations show a varied roof line and window trim; but don't provide other architectural features. Therefore, we are requesting a design review of this requirement. The architect feels they have met the intent of the new Title 30 code, with the window pop-outs and varied rooflines along the side elevations because the proposed houses are only one story in height and by adding additional fenestration to the sides of the structures will not enhance the visual aspect of the neighborhood, since the sides of the houses will be mostly hidden behind screen walls. However, if the buildings were two story, then we would agree that the side enhancement would/could be seen from the street and would have a bigger impact to the neighbors.

## Waiver of Development Standards

We are respectfully requesting these waivers of development standards listed below.

1. To increase the allowable retaining wall height per Sections 30.04.03.C.2.iii from 3 feet to 6.7 feet along the westerly property line adjacent to the existing detention basin and 3.5 feet along Arville Street in certain areas. This is being requested to fill in low spots within the natural topology of the land and/or to address grading requirements for the site and not being requested to artificially raise the land for views. The existing ground is a natural depression, this depression will need to be filled in to allow the development to be constructed.
2. To increase the amount of fill as allowed by 30.04.06.B.2.(All development within a residential district) and by 30.04.06.F.1 – 4 (Grading) and more specifically by 30.04.06.F.1 – Not to place more than 3 feet of fill for a distance between 0 feet and 5 feet and 30.64.06.F.2 – Not to place more than 6 feet of fill for a distance of 5.01 feet and 20 feet from a shared property line . – We are requesting to increase the fill in these ranges from 3 feet to 6.5 feet and from 6 feet to 6.5 feet directly adjacent to the existing drainage basin located along our west property line north of Maule Avenue. The existing ground is a natural depression, this depression will need to be filled in to allow the development to be constructed.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please contact me at (702) 458-2551.

Sincerely,



Mark Bangan  
Director of Nevada Operations  
The WLB Group, Inc.

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-24-500096-DBAC, LLC:**

**HOLDOVER TENTATIVE MAP** consisting of 6 single-family residential lots and 1 common lot on **3.37 acres (previously notified as 3.11 acres)** in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays.

Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

177-06-201-027; 177-06-201-028

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4414 W. Maule Avenue
- Site Acreage: **3.37**
- Project Type: Single-family residential
- Number of Lots: 6
- Density (du/ac): **1.78**
- Minimum/Maximum Lot Size (square feet): **21,148/28,753 (gross)/18,042/26,859 (net)**

Project Description

The plans depict a single-family residential detached development with 6 lots on **3.37 acres** located on the west side of Arville Street and the north side of Maule Avenue. The density of the overall development is shown at **1.78** dwelling units per acre. The lots range in size from a minimum gross acreage of **21,148** square feet up to **28,753** square feet with the net size ranging from **18,042** square feet up to **26,859** square feet. Three lots will face Maule Avenue, and 3 lots will face Arville Street. Arville Street and Maule Avenue are both collector streets.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-1336-07	Waiver for full off-sites - expired	Approved by PC	January 2008
TM-0305-07	Tentative map with 6 lots - expired	Approved by PC	January 2008



**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the zoning of these parcels and the surrounding area to include RNP-I zoning	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)	RS20 (AE-60 & NPO-RNP)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Public Use	RS20 (AE-60 & NPO-RNP)	Las Vegas Valley Water District site
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Detention basin

**Related Applications**

Application Number	Request
WS-24-0456	A waiver of development standards for a single-family residential subdivision is a companion item on this agenda.
VS-24-0457	A vacation and abandonment of patent easements and rights-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**

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

This request meets the tentative map requirements and standards for approval as outlined in Title 30 and generally matches the plans presented with associated design review. Typically, staff is concerned that lots fronting onto collector streets may be impacted by noise and other nuisances and safety issues generated by the heavier traffic than found with local streets. However, both Arville Street and Maule Avenue dead-end to the north and west, respectively, and may not carry the same amount of traffic as a usual collector street. While staff can support the access to the collector street, staff is unable to support the related design review; therefore, staff is unable to support this tentative map request.

**Department of Aviation**

The property lies partially within the AE-60 (60-65 DNL) noise contour for 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 Harry Reid International facilities to meet future air traffic demand.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

If approved:

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Circular driveway required for Lots 2 through 6 per Uniform Standard Drawing 222 or on-site turnaround.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Building Department - Addressing**

- No comment.

**Department of Aviation**

- For that portion located in the AE-60 the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- For that portion located in the AE-60 the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents,

and provide a copy of the document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);

- For that portion located in the AE-60 the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- For that portion located in the AE-60 incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised 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**

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

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0136-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:** Enterprise - approval (install non-urban road standards on Arville Street and Maule Avenue; install streetlights only at the intersection of Arville Street and Maule Avenue; install a 5 foot asphalt path along Arvill Street and Maule Avenue; and delete Public Works bullet #3).

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** October 16, 2024 – HELD – To 11/20/24 – per the applicant.

**COUNTY COMMISSION ACTION:** November 20, 2024 – HELD – To 12/18/24 – per the applicant.

**APPLICANT:** RICHMOND AMERICAN HOMES OF NEVADA, INC.

**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



# Department of Comprehensive Planning Application Form

# 9A

ASSESSOR PARCEL #(s): 177-06-201-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: W Maule Avenue & Arville Street

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 6 lot Single Family Subdivision  
- Tentative Map

### PROPERTY OWNER INFORMATION

NAME: Hollo 2007 Irrevocable Trust

ADDRESS: 235 15th ST, Suite 300 (Bellevue Centre West)

CITY: Vancouver

STATE: Canada ZIP CODE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: Angela.Pinley@mdch.com

### APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

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

TELEPHONE: 702.240.5603

CELL \_\_\_\_\_

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

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

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

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.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.

Zoltan Hollo / Trustee

4/24/2024

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-24-500096

ACCEPTED BY NR

PC MEETING DATE 10-15-24

DATE 8-15-24

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

TAB/CAC LOCATION ENTERPRISE

DATE 9-25-24



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-06-201-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: W Maule Avenue & Arville Street

### DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 6 lot Single Family Subdivision  
- Design Review, Wavier of Development Standards.

### PROPERTY OWNER INFORMATION

NAME: Ambleside Properties LLLP ETAL  
 ADDRESS: 235 15th ST, Suite 300 (Bellevue Centre West)  
 CITY: Vancouver STATE: Canada ZIP CODE: V7T 2X1  
 TELEPHONE: 604-921-1810 CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.  
 ADDRESS: 770 East Warm Springs, Suite 240  
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.240.5603 CELL \_\_\_\_\_ EMAIL: Angela.Pinley@mdch.com

### CORRESPONDENT INFORMATION

NAME: The WLB Group, INC  
 ADDRESS: 3663 E Sunset Road, Suite 204  
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.458.2551 CELL \_\_\_\_\_ EMAIL: mbangan@wlbgroup.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.

     RAHUL SHARAN      04/25/24  
 Property Owner (Signature)\*      Property Owner (Print)      Date

#### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |  |                             |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|--|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN            | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC            | <input type="checkbox"/> VS | <input 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-24-50009C

ACCEPTED BY RR

PC MEETING DATE 10-15-24

DATE 8-15-24

BCC MEETING DATE -

TAB/CAC LOCATION ENTERPRISE DATE 9-25-24

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**SDR-24-0627-HENDERSON HILLS LAS VEGAS, LLC**

**SIGN DESIGN REVIEWS** for the following: **1)** reduce separation between freestanding signs; and **2)** waive residential adjacency standards in conjunction with an approved restaurant on 1.16 acres in a CG (Commercial General) Zone.

Generally located on the south side of Cactus Avenue, 380 feet west of Dean Martin Drive within Enterprise. JJ/dd/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-32-101-030

**SIGN DESIGN REVIEWS:**

1. Reduce the separation from a proposed freestanding sign to another freestanding sign on the same side of the street to 157 feet where a minimum of 300 feet is required per Section 30.05.02L (a 48% reduction).
2.
  - a. Allow a 40 foot high illuminated freestanding sign where 20 feet is the maximum height permissible per Section 30.04.06I (a 100% increase).
  - b. Allow an illuminated freestanding sign that faces an adjacent property in a residential district where not permissible per Section 30.04.06I.
  - c. Allow an illuminated freestanding sign to be oriented towards a residential district where not permissible per Section 30.04.06I.

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3377 W. Cactus Avenue
- Site Acreage: 1.16
- Project Type: Freestanding sign
- Sign Height (feet): 40
- Square Feet: 34.5

**Site Plan**

The plan depicts an existing coffee shop constructed in 2023 via ZC-22-0441 with a proposed double-faced illuminated freestanding sign. The sign will be located east of the driveway within

an existing landscape area along Cactus Avenue, with the sign faces oriented east and west. The sign will be set back 12 feet from the north property line (Cactus Avenue), and 100 feet from the shared residential property line to the west. This sign would replace an existing 6-foot high monument sign at the same location. There is an existing freestanding sign on the same side of Cactus Avenue located on APN 177-32-101-020, approximately 157 feet east of the proposed sign.

**Sign Plan**

The proposed freestanding sign is designed as a circular cabinet containing a corporate logo, with a separate “drive-thru” panel below the circular cabinet. The combination of the circular cabinet and the separate panel are a total of 34.5 square feet. The freestanding sign is 40 feet high and the overall height of the existing building is 22.5 feet. The sign material includes round black aluminum tubing and internal LED-lighted vinyl graphics.

**Landscaping**

There are no proposed changes to the existing site landscaping in conjunction with this request.

**Applicant’s Justification**

The applicant states that the installation of the sign would promote and identify the existing business and to attract customers. Additionally, the applicant states that the signage will be constructed with materials that are architecturally compatible with the existing development. According to the applicant, the signage proposed is in scale with the surrounding development and will provide the minimal identification of the business for customers and staff.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-23-0537	Waived cross-access and landscaping requirements	Approved by BCC	August 2023
VS-22-0442	Vacated and abandoned a portion of right-of-way being Cactus Avenue to accommodate the required detached sidewalk and vacate patent easements	Approved by BCC	September 2022
ZC-22-0441	Zone change, use permit, waivers of development standards, and design review to reclassify the site from R-E to C-1 for a commercial development	Approved by BCC	September 2022
PA-21-700005	Re-designated the land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC)	Adopted by BCC	February 2022

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Retail center
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	CG	Restaurant

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

##### Sign Design Review

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

##### Sign Design Review #1

The proposed sign is designed to match the aesthetic of the existing coffee shop, and it is not the first freestanding sign on the south side of Cactus Avenue. However, staff finds that the installation of the sign is not necessary for the functionality of the business. Based on the customer's justification and the prior approval of BD23-28277, staff can confirm that there is an existing 6 foot high monument sign already installed on the north side of the property that already identifies the business. For these reasons, staff cannot support this request.

##### Sign Design Review #2

As the existing building is only 22.5 feet tall, a 40 foot high internally illuminated freestanding sign would be clearly visible from the residential development to the west and south. Due to the height and internal illumination, this sign may prove to be a nuisance for residents of the adjacent development. Additionally, staff finds that the applicant has not provided any measures for mitigating the potential negative effects of the proposed signage. For these reasons, staff cannot support this request.

#### Staff Recommendation

Denial.

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



**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Applicant is advised within 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**

- Applicant is advised that signs are not permitted within the right-of-way.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HENDERSON HILLS LAS VEGAS LLC

**CONTACT:** VISION SIGN, INC., 6630 ARROYO SPRINGS STREET, SUITE 600, LAS VEGAS, NV 89113



# Department of Comprehensive Planning Application Form

# 10A

ASSESSOR PARCEL #(s): 177-32-101-030

PROPERTY ADDRESS/ CROSS STREETS: 3377 W.Cactus Avenue, Las Vegas, NV Cactus/Dean Martin

### DETAILED SUMMARY PROJECT DESCRIPTION

Replace frontage sign

### PROPERTY OWNER INFORMATION

NAME: Henderson Hills Las Vegas LLC  
ADDRESS: 12672 Limonite Ave Ste 3E#312  
CITY: Eastvale STATE: CA ZIP CODE: 92880  
TELEPHONE: (909) 292-8365 CELL \_\_\_\_\_ EMAIL: Kimash947@gmail.com

### APPLICANT INFORMATION

NAME: Starbucks  
ADDRESS: PO Box 94027  
CITY: Seattle STATE: WA ZIP CODE: 98124 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 480-665-1106 CELL 480-665-1106 EMAIL: cpollard@starbucks.com

### CORRESPONDENT INFORMATION

NAME: Robin Palanza / Vision Sign, Inc.  
ADDRESS: 6630 S Arroyo Springs St. #600  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # N/A  
TELEPHONE: 636-578-8517 CELL 636-578-8517 EMAIL: robin@visionsigninc.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 Barth  
Property Owner (Signature)\*

Henderson Hills Las Veg  
Property Owner (Print)

9-24-24  
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"/> 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 checked="" type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) SDR-24-0627

ACCEPTED BY DD  
DATE 10/31/2024

PC MEETING DATE 01/07/2025

BCC MEETING DATE X

TAR/CAC LOCATION Enterprise DATE 12/11/2024

Fee - \$1,000

ALM  
MED. ORGANIZATION  
8118  
VIA  
#100  
ST. ANTHONY'S HOSPITAL  
2015-08-21  
2015-08-21



**Justification Letter  
Starbucks #69402**

October 24, 2024

RE: Starbucks #69402  
3377 W. Cactus Avenue  
Las Vegas, NV 89141

To Whom It May Concern,

We are asking for your review and consideration on the following Sign Design Review item for Starbucks #69402, located on the North elevation on the Starbucks site map. A Sign Design Review is necessary to add/install a freestanding sign on the same side of the street within 300 feet per 30.05.02(L).

Please find the drawings and application along with the requested documents for the Sign Design Review. There are no changes proposed to the existing building and landscape on site. Also, the Sign Design Review will cover 30.04.06(l) signs within the residential adjacency chapter of Title 30.

We are asking to allow a 40-foot pole sign on the North elevation with removal of the existing 6-foot monument sign. Starbucks was originally told that a 40-foot pole sign was not acceptable within the Clark County guidelines, however the neighboring tenant, Dutch Bros., to the East of Starbucks has a 40-foot pole sign. We will provide adequate branding without a high impact on surrounding parcels. The pole sign will consist of two, double-faced illuminated cabinets and will be installed on new footings. The signage is compatible in materials, scale and location with the surrounding development and will be consistent with the architecture and site plan characteristics of the existing Starbucks building.

Furthermore, this Sign Design Review achieves the goals that relate to community design and aesthetics while providing proper identification of the property for customers and staff while keeping the signage aesthetically pleasing & minimal.

Thank you in advance for your time and consideration of this request.

Regards,

Robin Palanza

6630 S Arroyo Springs Street, Suite 600  
Las Vegas, NV 89113  
(702) 895-7474

SDR-24-0627

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0649-PREMIERE REAL ESTATE HOLDINGS II, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and between El Camino Road and Jones Boulevard within Enterprise (description on file). JJ/mh/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

176-23-501-023; 176-23-501-025; 176-23-510-002

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 30 foot wide patent easement along the west property line of the subject site, as well as the vacation and abandonment of a Bureau of Land Management right-of-way grant also along the west property line. The applicant states that the easements are no longer needed as Bronco Street terminates at the cul-de-sac to the north of the subject site, and El Camino Road will terminate at the cul-de-sac to the northwest of the subject site. Neither of these streets will have a connection to Blue Diamond Road.

**Prior Land Use Requests**

**APN 176-23-510-002**

Application Number	Request	Action	Date
WS-19-0705	Design review for an office warehouse with waivers for landscaping, mechanical equipment screening, and modified driveway design standards	Approved by BCC	October 2019
TM-19-500181	1 lot industrial subdivision	Approved by BCC	October 2019
VS-19-0467	Vacated and abandoned easements of interest to Clark County	Approved by PC	August 2019
ET-18-400254 (NZC-0449-15)	First extension of time for a zone change from H-2 to M-1 for a vehicle maintenance building and 2 outside storage yards with waivers for gate setbacks and cross access and shared parking easements	Approved by BCC	March 2019

**Prior Land Use Requests**  
**APN 176-23-510-002**

Application Number	Request	Action	Date
NZC-0449-15	Zone change from H-2 to M-1 for a vehicle maintenance building and 2 outside storage yards with waivers for gate setbacks and cross access and shared parking easements	Approved by BCC	September 2015

**APNs 176-23-501-023 & 176-23-501-025**

Application Number	Request	Action	Date
ZC-24-0256	Zone change from H-2 to IL for future industrial development	Approved by BCC	July 2024
VS-19-0918	Vacated and abandoned easements of interest to Clark County	Approved by PC	January 2020

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Industrial buildings, outside storage, & undeveloped
South	Business Employment & Open Lands	H-2	Undeveloped
East	Business Employment	IP	Union Pacific railroad tracks & mini-warehouse facility
West	Business Employment	H-2	Undeveloped

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

**Related Applications**

Application Number	Request
UC-24-0650	A use permit for outdoor storage, design review for an equipment rental facility, and waivers of development standards for landscaping, non-decorative fence, fence height, and reduced parking is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation  
Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include a portion of a cul-de-sac for El Camino Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PREMIERE REAL ESTATE HOLDINGS II, LLC

**CONTACT:** LEN TURNER, EQUIPMENT SHARE, 412 E. GOWAN ROAD, NORTH LAS VEGAS, NV 89032



# Department of Comprehensive Planning Application Form

# 11A

ASSESSOR PARCEL #(s): APN 176-23-510-002 (1.33 Acres) 176-23-501-025 (5 Gross Acres)  
& a portion of 176-23-510-023 (includes 2.42 acres of the total parcel)  
PROPERTY ADDRESS/ CROSS STREETS: Generally located West of Bronco, east of El Camino & North of the Blue Diamond Wash.

### DETAILED SUMMARY PROJECT DESCRIPTION

APR-24-100567 Design Review and approval of proposed 19,200 SF building with a shop, parts storage, a fuel station with canopy & gas pumps, outdoor staging/storage area located on 7.56 acres of vacant land in the Southwest Industrial corridor. Applicant is proposing to vacate a portion of El Camino, from dedicated cul-de-sac/turnaround to the drainage channel along the westerly boundary of APN 176-23-501-025.

### PROPERTY OWNER INFORMATION

NAME: Premiere Real Estate Holdings II LLC  
ADDRESS: 1431 Cinnamon Hill Ln., Suite 104  
CITY: Columbia STATE: MO ZIP CODE: 65201  
TELEPHONE: 314-882-5114 CELL: \_\_\_\_\_ EMAIL: jordan.lewis@premiere.net

### APPLICANT INFORMATION (must match online record)

NAME: Premiere Real Estate Holdings II LLC  
ADDRESS: 1431 Cinnamon Hill Ln., Suite 104  
CITY: Columbia STATE: MO ZIP CODE: 65201 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 314-882-5114 CELL: \_\_\_\_\_ EMAIL: jordan.lewis@premiere.net

### CORRESPONDENT INFORMATION (must match online record)

NAME: Len Turner  
ADDRESS: 412 E. Gowan Road  
CITY: N Las Vegas STATE: NV ZIP CODE: 89032 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL: 473-409-2800 EMAIL: len.turner@equipmentshare.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)\*

Property Owner (Print) Jakob Schilacks

Date 11/12/2024

### DEPARTMENT USE ONLY

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

Application # VS-24-0649  
Priority # 117125  
Project Name Enterprise

ACCEPTED BY [Signature]  
DATE 11/12/24  
FEES \$1,200





Clark County Comprehensive Planning Department  
500 S. Grand Central Parkway  
Las Vegas, NV 89155-1799

RE: Justification Letter Vacation of Patient Easement (01) & Right-Of-Way Grant  
Vacation (02) APN # 176-23-501-023 & 176-23-501-025

Dear Clark County Planner,

Please accept this application for a BLM Right-of-Way Grant of Vacation, and a  
Vacation of Patient Easement in support of the Blue Bronco project.

The BLM Right-of Way Grant of Vacation (01), located in Blue Diamond Road & El  
Camino Road, is shown on Exhibit B in Area (1) contains approximately 860 square feet,  
Area (2) contains 4,006 square feet and Area (3) contains 4,006 square feet. This area is  
no longer needed as South Blue Bronco terminates at the Cal-de-sac to the North.

The Patent Easement Vacation (02), Patent Easement Number 27-2023-0024, OR:  
20230809:02239, located on El Camino Road contains approximately 14,876 square feet.  
This is no longer needed as El Camino will terminate at a Cal-de-sac to the North.

Neither street will have a connection to Blue Diamond Road.

If you have any questions, or require any additional information, please do not hesitate to  
contact me at 702-521-3355.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Rietz".

Eric Rietz, P.E., PLS  
President

Planner  
Copy

VS-24-0649

Rietz Consulting Inc., 3203 E. Warm Springs Road #400, Las Vegas, NV 89120

01/07/25 PC AGENDA SHEET

**PUBLIC HEARING**

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

**UC-24-0650-PREMIERE REAL ESTATE HOLDINGS II, LLC:**

**USE PERMIT** for outdoor storage and display.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) reduce parking lot landscaping; 3) allow a non-decorative fence; 4) increase fence height; and 5) reduce parking.

**DESIGN REVIEW** for an equipment rental facility and outdoor storage and display on 11.12 acres in an IL (Industrial Light) Zone.

Generally located on the northwest corner of Jones Boulevard and Blue Diamond Road within Enterprise. JJ/mh/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-23-501-023; 176-23-501-025; 176-23-510-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping along Blue Diamond Road where a 6 foot wide minimum landscape strip is required adjacent to an attached sidewalk per Section 30.04.01D.
2. Reduce parking lot landscaping where 1 landscape island is required every 6 spaces at the end of each row within the parking area per Section 30.04.01D.
3. Allow a non-decorative fence along Blue Diamond Road where a decorative fence is required per Section 30.04.03B.
4. Increase fence height to 8 feet where a maximum of 3 feet is permitted in the front setback per Section 30.04.03B (a 167% increase).
5. Reduce the number of parking spaces to 27 spaces where 38 spaces are required per Section 30.04.04D (a 29% reduction).

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 11.12
- Project Type: Equipment rental and outdoor storage
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 19,200

- Parking Required/Provided: 38/27
- Sustainability Required/Provided: 7/7

### Site Plans

The plans depict a 19,200 square foot equipment rental facility with associated outdoor storage located throughout the site. There are 2 access points to the site: the first is in the northwest corner via El Camino Road, which terminates in a cul-de-sac; the second is in the northeast corner of APN 176-23-501-002 via cross access from the adjacent parcel to the north. Both of these entry/exit points feature 40 foot wide gates to restrict access to the site. The building is centrally located on the site, set back 80 feet from the front, 78 feet from the east side, 338 feet from the west side, and 183 feet from the rear property line. A fueling station on a concrete pad is located to the west of the building, set back 189 feet from the front, 246 feet from the west side, and 294 feet from the rear property line. Parking is provided on the north and east sides of the building, along with a loading zone on the east side of the building and a trash enclosure southeast of the building. A 5 foot wide pedestrian walkway is shown in the north parking area, leading from the parking spaces to the building entrance. A 10 foot wide drainage easement runs along the west and south sides of the building, and there is a drainage channel along the south property line. A concrete drainage channel and railroad tracks occupy much of the east portion of APN 176-23-501-023, so no development is proposed for this area of the site. There is an existing 8 foot high CMU wall along the north property line, an existing 6 foot high security fence along the northeast property lines, and a proposed 8 foot high chain link security fence along the south and west property lines.

### Landscaping

The plans depict a 10 foot wide landscape area along the perimeter of the north and west property lines, and along the northeast property line of APN 176-23-501-025. The perimeter landscaping consists of several shrub species, and the northwest corner of the site also features 4 large trees, which are located on the northeast and southeast sides of the cul-de-sac termination of El Camino Road. Parking lot landscaping consisting of medium trees and shrubs is also shown, with landscape finger islands provided on the terminal edges of each row of parking spaces. There is no landscaping proposed along Blue Diamond Road to the south.

### Elevations

The plans depict a 29 foot high building featuring a slightly sloped roof with decorative metal fascia and a paint finish. The building is constructed of decorative metal painted charcoal gray, with roll-up doors depicted on the north, south, and east sides of the building. An aluminum storefront with low-emissivity glass and frosted glazing is located in the front of the building. Metal awnings are also shown above the roll-up doors and entrances of the building.

### Floor Plans

The plans depict a 19,200 square foot equipment rental building, with 2 main entrances shown on the north side of the building. The east side of the building features a storage area, office, and advance solutions area. The 9,600 square foot shop area is located in the center portion of the building, and the wash bay is on the west side of the building.

Applicant's Justification

The applicant states that the building does not meet the architectural articulation requirements of Title 30, but is consistent with existing buildings in the surrounding area. There is a drainage channel along Blue Diamond Road and the site sits at a lower elevation than the Blue Diamond Road right-of-way. Thus, street landscaping would not help screen the site from the right-of-way, and not providing this landscaping will conserve water. Landscape islands are not provided every 6 parking spaces as required, but as mitigation, the applicant is exceeding the covered parking area requirement. The 8 foot high fence in the front setback is necessary because if the fence was installed outside of the front setback, it would create a void space where trash can accumulate and minimize the usable space on the property. Lastly, the applicant states that sufficient parking is provided since the majority of the building is dedicated to shop and storage space, and the customer service areas have sufficient parking based on the associated square footage.

**Prior Land Use Requests  
APN 176-23-510-002**

Application Number	Request	Action	Date
WS-19-0705	Design review for an office warehouse with waivers for landscaping, mechanical equipment screening, and modified driveway design standards	Approved by BCC	October 2019
TM-19-500181	1 lot industrial subdivision	Approved by BCC	October 2019
VS-19-0467	Vacated and abandoned easements of interest to Clark County	Approved by PC	August 2019
ET-18-400254 (NZA-0449-15)	First extension of time for a zone change from H-2 to M-1 for a vehicle maintenance building and 2 outside storage yards with waivers for gate setbacks and cross access and shared parking easements	Approved by BCC	March 2019
NZA-0449-15	Zone change from H-2 to M-1 for a vehicle maintenance building and 2 outside storage yards with waivers for gate setbacks and cross access and shared parking easements	Approved by BCC	September 2015

**APNs 176-23-501-023 & 176-23-501-025**

Application Number	Request	Action	Date
ZC-24-0256	Zone change from H-2 to IL for future industrial development	Approved by BCC	July 2024
VS-19-0918	Vacated and abandoned easements of interest to Clark County	Approved by PC	January 2020

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IL	Industrial buildings, outdoor storage, & undeveloped
South	Business Employment & Open Lands	H-2	Undeveloped
East	Business Employment	IP	Union Pacific railroad tracks & mini-warehouse facility
West	Business Employment	H-2 & RS20	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-24-0649	A vacation and abandonment of patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

**Use Permit**

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

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.

Use Permit & Waiver of Development Standards #3

The applicant is requesting to waive the requirement that outdoor storage be screened from any right-of-way with an 8 foot high screened fence or wall, as well as the requirement for a fence or wall along a street to be decorative. Instead, the applicant is providing an 8 foot high chain link security fence with an additional 2 feet of barbed wire on top of the fence. Staff has no objection

to the proposed use of outdoor storage, or to the storage being visible from Bronco Street and El Camino Road, as both streets terminate into cul-de-sacs and the adjacent properties to the north and east already feature industrial development. However, staff is concerned about the lack of screening along Blue Diamond Road to the south, which is a state highway that experiences significant vehicular traffic. Staff finds that the applicant could provide a decorative screened fence or wall in lieu of the proposed chain link fence to screen the outdoor storage from Blue Diamond Road and mitigate the potential adverse effects. Therefore, staff cannot support these requests.

#### Waivers of Development Standards #1 & #2

The applicant is requesting to eliminate the requirement for street landscaping along Blue Diamond Road, and to waive the requirement for parking area landscape islands to be provided every 6 spaces. Staff has concerns about eliminating the required street landscaping along Blue Diamond Road, as the landscaping would provide a buffer between the proposed industrial uses and a state highway with significant vehicular traffic. The applicant is not providing alternative buffering measures to mitigate the lack of street landscaping. Staff also finds that the lack of landscape islands every 6 spaces in the parking area is a self-imposed hardship that can be rectified by redesigning the parking lot to meet the Title 30 requirements. For these reasons, staff cannot support these requests.

#### Waiver of Development Standards #4

While staff can understand the applicant's desire to have an 8 foot high fence within the front setback to limit potential trash and debris accumulation, staff finds that a fence or wall that meets the 3 foot height minimum within the front setback could also suffice. The increased fence height is a self-imposed hardship for which the applicant has not demonstrated a compelling justification. Therefore, staff cannot support this request.

#### Waiver of Development Standards #5

Staff can understand the request to reduce parking due to the large portion of the equipment rental facility that is dedicated to the shop area and wash bay, and the smaller area that is used for customer service. However, staff is concerned about the significant reduction in parking spaces given that on-street parking is unavailable for this site, which could create parking issues on or around the site. 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 overall layout of the site to be suitable for the proposed uses and compatible with surrounding development. The building design is similar to those on adjacent properties, and the parking area is designed to ensure pedestrian and vehicular safety. Staff's primary concern is the lack of a landscape buffer and screened fence or wall along Blue Diamond Road, which is important for an industrial development adjacent to a state highway. Since staff is unable to

support the use permit or the waivers of development standards, staff cannot support the design review.

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

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include a portion of a cul-de-sac for El Camino Road;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**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 #0498-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PREMIERE REAL ESTATE HOLDINGS II, LLC**  
**CONTACT: LEN TURNER, EQUIPMENT SHARE, 412 E. GOWAN ROAD, NORTH LAS VEGAS, NV 89032**

DRAFT





# Department of Comprehensive Planning Application Form

# 12A

ASSESSOR PARCEL #(s): APN 176-23-510-002 (1.33 Acres) 176-23-501-025 (5 Gross Acres)  
& a portion of 176-23-510-023 (includes 2.42 acres of the total parcel)

PROPERTY ADDRESS/ CROSS STREETS: Generally located West of Bronco, east of El Camino & North of the Blue Diamond Wash.

### DETAILED SUMMARY PROJECT DESCRIPTION

APR-24-100567 Design Review and approval of proposed 19,200 SF building with a shop, parts storage, a fuel station with canopy & gas pumps, outdoor staging/storage area located on 7.56 acres of vacant land in the Southwest Industrial corridor. Applicant is proposing to vacate a portion of El Camino, from dedicated cul-de-sac/turnaround to the drainage channel along the westerly boundary of APN 176-23-501-025.

### PROPERTY OWNER INFORMATION

NAME: Premiere Real Estate Holdings II LLC  
 ADDRESS: 1431 Cinnamon Hill Ln., Suite 104  
 CITY: Columbia STATE: MO ZIP CODE: 65201  
 TELEPHONE: 314-882-5114 CELL \_\_\_\_\_ EMAIL: jordan.lewis@premiere.net

### APPLICANT INFORMATION (must match online record)

NAME: Premiere Real Estate Holdings II LLC  
 ADDRESS: 1431 Cinnamon Hill Ln., Suite 104  
 CITY: Columbia STATE: MO ZIP CODE: 65201 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 314-882-5114 CELL \_\_\_\_\_ EMAIL: jordan.lewis@premiere.net

### CORRESPONDENT INFORMATION (must match online record)

NAME: Len Turner  
 ADDRESS: 412 E. Gowan Road  
 CITY: N Las Vegas STATE: NV ZIP CODE: 89032 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL 423-403-2806 EMAIL: len.turner@equipmentshare.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)\* [Signature] Property Owner (Print) Jacob Schlacks Date 11/12/2024

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

UC-24-06SD  
 117125  
 Enterprise 12/11/24

ACCEPTED BY [Signature]  
 DATE 11/12/24  
 FEES \_\_\_\_\_



October 04, 2024

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

Planner  
Copy  
UC-24-0650

**RE: Justification Letter for an Equipment Share at Bronco St.**

Please accept this letter as justification for the proposed construction of an Equipment Share located at Blue Bronco St. (APN: 176-23-501-023, 176-23-501-025, & 176-23-510-002) currently zoned as Industrial Light (IL)(ZC-24-0256). Through this design review, we respectfully ask for your approval of the following waivers of development standards.

1. Request Use Permit for Outdoor Storage/Display to be visible from the right-of-way. (UC)
2. Design Review for Equipment Rental and Outside Storage Facility.
3. Design Review to eliminate Pedestrian Walkways from the Right-of-Way.
4. Design Review for Alternative Building Architecture.
5. Request Waiver of Development Standards 30.04.01-D.7 to eliminate street landscaping along Blue Diamond Rd. There is a drainage channel that runs along the Blue Diamond Rd. frontage. The site also sits at a lower elevation than the Blue Diamond right-of-way. Providing the street landscaping would not help with screening the site from the right-of-way. By not providing street landscaping, it will help with Clark County's goal for water conservation.
6. Request Waiver of Development Standards 30.04.01-D.8.i(a) to allow for landscape islands to be installed at every 9 parking spaces when they are required at every 6 parking spaces. To help mitigate this request, we are exceeding the covered area requirement for a sustainability point by 5%.
7. Request Waiver of Development Standards 30.04.03-B.1 to allow non-decorative fence materials along a street.
8. Request Waiver of Development Standards 30.04.03-B.1.i(b) to allow an 8-foot tall fence within the front setback, where 3 feet is the maximum. Providing the 8-foot wall outside of the front setback would create a void space where trash can pile up and would minimize the usable space for the developer.
9. Request Waiver of Development Standards 30.04.04-D.1. to allow 27 parking spaces, where 38 are required. Per Title 30, we required 38 parking spaces, based on the square footage of the building. We feel that sufficient parking is being provided based on the fact that the majority of the building is dedicated to shop/storage space which would not require that much parking, and the customer service areas would have sufficient parking based on the square footage.

SUSTAINABILITY

POINTS

- |   |   |
|---|---|
| 1 | 3.ii. 95% or more of all required landscape have very low or low water needs.                   |
| 1 | 3.iv.(a) Trees provided in parking area cover at least 50% of paved areas.                      |
| 1 | 4.i. Roofing materials on building to have solar reflectance index equal to or greater than 78. |
| 1 | 4.ii.(a) All roof surfaces are within 30 degrees of true east-west direction.                   |

2	4.ii.(b)(1) 75% of south and west facing windows and doors are covered by shade structures.
.5	4.ii.(c)(4) Floor to ceiling height of the building exceeds 11 feet.
.5	4.ii.(c)(5) Glass on south and west facing windows to be low-emissivity glass.
7	TOTAL POINTS

We are providing a total of 7 sustainability points. All the proposed trees and shrubs have very low or low water needs per the information provided on the SNRPC list (1 point). There is a total of 4,736 sq. ft. of paved area (parking stalls). The parking lot trees provide a total of 2,576 sq. ft. of canopy area. This gives us 54% coverage of all parking areas (1 point). The proposed roofing material for the building will have an SRI of 78 or greater (1 point). The building is also positioned so that the roof surface is within 30 degrees of true east-west direction(1 point). 8 out of the 10 south facing windows and doors will have a shading device (2 points). We are proposing to have ceiling heights of at least 11-feet above the finished floor (.5 points). Glazing throughout the building will be low-emissivity, Solarban or equal (.5 points).

The building will be 19,200 sq. ft. and stand 28'-9" tall. As part of this application we are requesting a design review for alternative architecture. The building does not meet the design standard of 2 horizontal articulations. The building design does conform to the design of the existing buildings in the surrounding area. The site can be accessed from Bronco St. and El Camino Rd. A total of 27 parking spaces are provided including 1 car and 1 van accessible spaces. All parking can be easily accessed by customers and employees via walkways located at the building entrance. The proposed trash enclosure is to comply with Clark County design standards.

We feel that the Equipment Share building will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,  
 Roberto Piedra  
 SCA Design

01/07/25 PC AGENDA SHEET

**PUBLIC HEARING**

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

**PA-24-700034-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 5.13 acres.

Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/gc (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-701-030; 177-30-701-031

**EXISTING LAND USE PLAN:**

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

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.13
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states the proposed Mid-Intensity Suburban Neighborhood (MN) land use category will support the need for housing and infill developments in the County by repurposing and enhancing underutilized spaces. The request proactively accommodates future growth within Clark County.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Approved single-family residential subdivision
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	Single-family residence

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residence

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-24-0628	A zone change to reclassify the site from RS20 (NPO-RNP) to RS 3.3 is a companion item on this agenda.
WS-24-0629	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-24-0630	A vacation and abandonment for government patent easements and a portion of right-of-way being Haleh Avenue is a companion item on this agenda.
TM-24-500141	A tentative map for a 41 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR ADOPTION:**

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

**Analysis**

**Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed MN land use category include single-family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds that the site is no longer appropriate for the Ranch Estate Neighborhood (RN) land use category. Although the RN land use category covers a large area, the majority of this area to the west and south have been rezoned to RS3.3. RS3.3 conforms to the Mid-Intensity Suburban Neighborhood (MN) land use category, and the establishment of the MN land use category on this site will continue and support the development trend for the area. The request complies

with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the MN land use category appropriate for this location.

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2025 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

**STAFF ADVISORIES:**

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

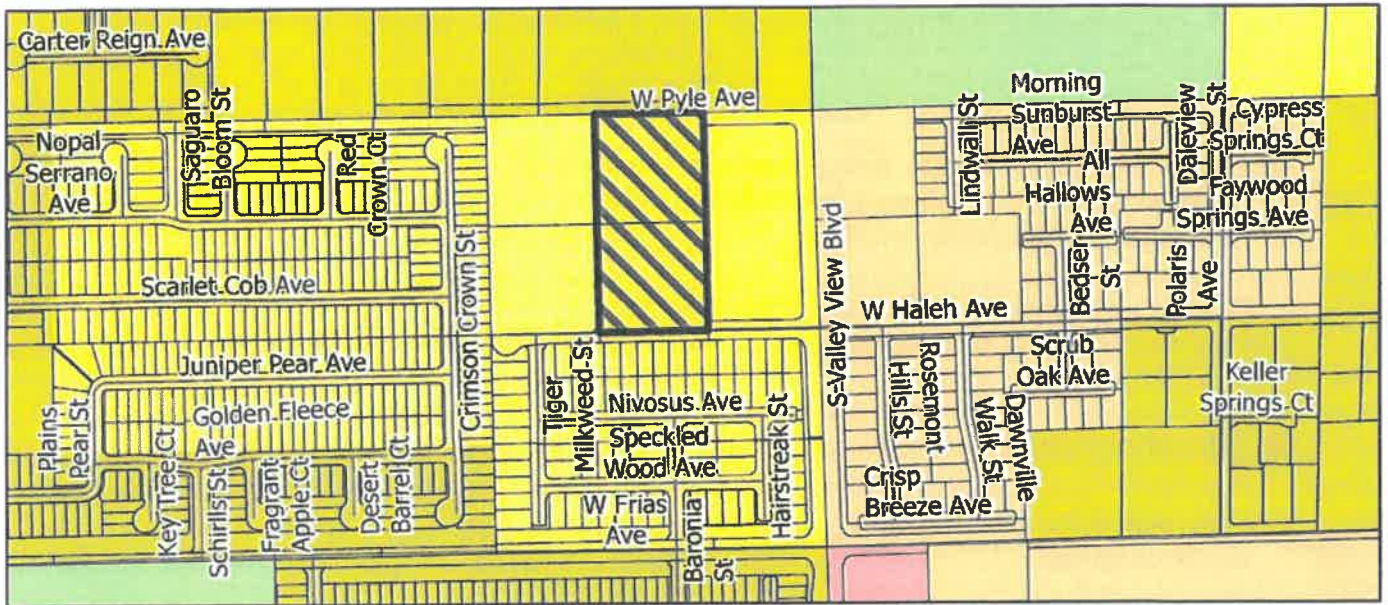
**PROTEST:**

**APPLICANT:** FOREST HILL FAMILY TRUST

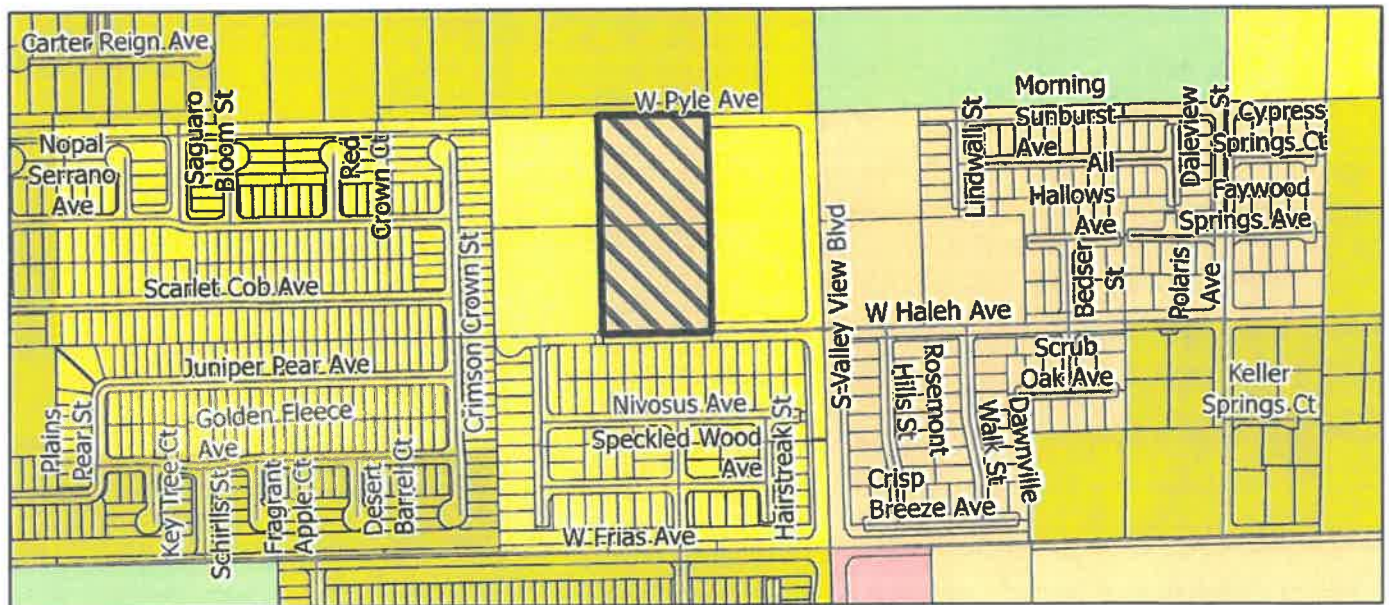
**CONTACT:** NICOLE CHAVARRIA, TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

# Planned Land Use Amendment PA-24-700034

**DRAFT**



**Current**



**Requested**

**Neighborhoods**

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

**Employment**

- Business Employment (BE)
- Industrial Employment (IE)

**Commercial and Mixed Use**

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

**Other**

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Requested Area To Change

## Enterprise Clark County, Nevada

*Note: Categories denoted in the legend may not apply to the presented area.*





# Department of Comprehensive Planning Application Form

# 13A

ASSESSOR PARCEL #(s): 177-30-701-030 & 177-30-701-031

PROPERTY ADDRESS/ CROSS STREETS: Pyle & Valley View

### DETAILED SUMMARY PROJECT DESCRIPTION

41 lot single family residential(5 gross acres). Master Plan Amendment, Rezone, Tentative Map, Waiver of Development Standards & Design Review, Vacation & Abandonment.

### PROPERTY OWNER INFORMATION

NAME: Fred Sadri, Trustee of the Forest Hill Family Trust

ADDRESS: 9617 Verlaine Ct.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: 702-371-9645

CELL NA

EMAIL: henry\_advance@yahoo.com

### APPLICANT INFORMATION

NAME: Fred Sadri, Trustee of the Forest Hill Family Trust

ADDRESS: 9617 Verlaine Ct.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

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

TELEPHONE: 702-371-9645

CELL NA

EMAIL: henry\_advance@yahoo.com

### CORRESPONDENT INFORMATION

NAME: Taney Engineering Attn: Nicole Chavarria

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702-362-8844

CELL NA

EMAIL: nicolec@taneycorp.com

\*Correspondent will receive all project communication

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

[Signature]  
Property Owner (Signature)\*

Fariborz Sadri  
Property Owner (Print)

1-2-2024  
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 checked="" 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) PA-24-700034

ACCEPTED BY RG

PC MEETING DATE 1/7/25

DATE 10/31/24

BCC MEETING DATE 2/5/25

\$3,200

TAB/CAC LOCATION Enterprise

DATE 12/11/24





# TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118

PHONE: (702) 362-8844 | FAX: (702) 362-5233

TANEYCORP.COM

October 24, 2024

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

**Re: Pyle & Valley View**  
**APR-24-100795**  
**APN: 177-30-701-030 & 177-30-701-031**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Fred Sadri is respectfully submitting justification for a Master Plan Amendment for a proposed single-family residential subdivision. In the Master Plan Amendment Commissioner Concurrence from dated 09/11/2024, Commissioner Justin Jones granted concurrence for the Master Plan Amendment & Rezone (Zone Change).

## **Project Description**

The proposed development site consists of 2 parcels totaling 5.13-acres, 41 lot single-family residential subdivision with 7.9 dwelling units per acre generally located Southwest of Pyle Avenue & Valley View Boulevard. The subject site is currently zoned Residential Single-Family 20 (RS20). The subject site lies within an Neighborhood Protection Overlay (NPO), we also request removal of the NPO in support of the proposed single-family residential development.

## **Master Plan Amendment**

This request is to amend the land use of the subject parcel from RN (Ranch Estates Neighborhood - up to 2 du/ac) to MN (Mid-Intensity Suburban Neighborhood – up to 8 du/ac). This is requested in support of the proposed rezoning from RS20 (Residential Single-Family 20) to RS.3.3 (Residential Single-Family 3.3). The proposed density is 7.9 du/ac. The subject site lies within an RNP-I (Rural Neighborhood Preservation) Overlay District, we also request removal of the RNP in support of the proposed single-family residential development.

Furthermore, the proposed Master Plan Amendment respond to the urgent need for infill developments within Clark County. Infill development is crucial for optimizing land use, promoting sustainability, and fostering a more connected and integrated urban fabric. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, ensuring efficient land utilization. The subject site blending residential spaces harmoniously within the existing community while responsibly addressing the growing demand for housing.

This application not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The Master Plan Amendment, in conjunction with the Zone Boundary Amendment, prioritizes a forward-thinking approach to land use planning, aiming to optimize the subject parcel with due consideration for its specific geographical and environmental context. This ensures a sustainable and resilient development that aligns with the long-term vision for the region.



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

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	NC (Neighborhood Commercial)	Commercial General (CG)
North (Developed)	PF (Public Facility)	Public Use (PU)
South (Developed)	NC (Neighborhood Commercial)	Commercial General (CG)
East (Undeveloped)	Public Facility (PF)	Public Use (PU)
West (Developed)	MN (Mid-Intensity Suburban Neighborhood up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)

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

Sincerely,

Austin Chen  
Senior Land Planner

PLANNER  
COPY

PA-24-700034

Page 2 | 2

**PUBLIC HEARING**

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

**ZC-24-0628-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**ZONE CHANGE** to reclassify 5.13 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise (description on file). JJ/gc (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-701-030; 177-30-701-031

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.13
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states there are other RS3.3 zoned residential subdivisions to the west and south of the site; and therefore, this request strategically aligns with the existing zoning in the area. The request to RS3.3 reflects a forward-looking approach to land use planning that addresses the evolving needs of the region.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Approved single-family residential subdivision
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	Single-family residence

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residence

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

### Related Applications

Application Number	Request
PA-24-700034	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-24-0629	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-24-0630	A vacation and abandonment for government patent easements and a portion of right-of-way being Haleh Avenue is a companion item on this agenda.
TM-24-500141	A tentative map for a 41 lot single-family residential development 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 no longer a viable Neighborhood Protection (RNP) Overlay area. The area has transitioned more towards residential suburban type development, particularly the area to the west and south which have been developed as RS3.3 zoned single-family residential subdivisions. The proposed RS3.3 zoning on the site is compatible with the surrounding area and is in harmony with the development trends for the area. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning appropriate for this location.

#### Department of Aviation

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

#### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2025 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Department of Aviation**

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

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0379-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** FOREST HILL FAMILY TRUST

**CONTACT:** NICOLE CHAVARRIA, TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



# Department of Comprehensive Planning Application Form

# 14A

ASSESSOR PARCEL #(s): 177-30-701-030 & 177-30-701-031

PROPERTY ADDRESS/ CROSS STREETS: Pyle & Vallev View

### DETAILED SUMMARY PROJECT DESCRIPTION

41 lot single family residential(5 gross acres). Master Plan Amendment, Rezone, Tentative Map, Waiver of Development Standards & Design Review, Vacation & Abandonment.

### PROPERTY OWNER INFORMATION

NAME: Fred Sadri, Trustee of the Forest Hill Family Trust  
ADDRESS: 9617 Verlaine Ct.  
CITY: Las Vegas STATE: NV ZIP CODE: 89145  
TELEPHONE: 702-371-9645 CELL NA EMAIL: henry\_advance@yahoo.com

### APPLICANT INFORMATION


NAME: Fred Sadri, Trustee of the Forest Hill Family Trust  
ADDRESS: 9617 Verlaine Ct.  
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-371-9645 CELL NA EMAIL: henry\_advance@yahoo.com

### CORRESPONDENT INFORMATION

NAME: Taney Engineering Attn: Nicole Chavarria  
ADDRESS: 6030 S. Jones Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-362-8844 CELL NA EMAIL: nicolec@taneycorp.com

\*Correspondent will receive all project communication

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

Fariborz Sadri  
Property Owner (Print)

1-2-2024  
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 checked="" type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) 20-24-0628  
PC MEETING DATE 1/7/25  
BCC MEETING DATE 2/5/25  
TAB/CAC LOCATION Enterprise

ACCEPTED BY RG  
DATE 10/31/24  
\$1,700

DATE 12/11/24

PLANNER  
COPY



# TANEY ENGINEERING

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

October 24, 2024

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

**Re: Pyle & Valley View  
APR-24-100795  
APN: 177-30-701-030 & 177-30-701-031  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Fred Sadri is respectfully submitting justification for a Rezone (Zone Change) for a proposed single-family residential subdivision. In the Master Plan Amendment Commissioner Concurrence from dated 09/11/2024, Commissioner Justin Jones granted concurrence for the Master Plan Amendment & Rezone (Zone Change).

## Project Description

The proposed development site consists of 2 parcels totaling 5.13-acres, 41 lot single-family residential subdivision with 7.9 dwelling units per acre generally located Southwest of Pyle Avenue & Valley View Boulevard. The subject site is currently zoned Residential Single-Family 20 (RS20). The subject site lies within an Neighborhood Protection Overlay (NPO), we also request removal of the NPO in support of the proposed single-family residential development.

## Rezone (Zone Change)

The justification for this amendment is rooted in the proximity of the subject parcel to surrounding properties within 500 feet. The property to the south is zoned RS3.3, the property approximately 350 feet to the west is zoned RS3.3, the property to the east is zoned RS20, and the property to the north is zoned RS5.2. This amendment strategically aligns with the existing zoning in the area. The proposed zoning change from Residential Single-Family 20 (RS20) to RS.3.3 (Residential Single-Family 3.3) reflects a forward-looking approach to land use planning that addresses the evolving needs of the region.

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

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)

PLANNER  
COPY

20-24-0628



North (Undeveloped)	LN (Low-Intensity Suburban Neighborhood - up to 5 du/ac)	Residential Single-Family 5.2 (RS5.2)
South (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 3.3 (RS3.3)
East (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 40 (RS40)
West (Undeveloped & Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 3.3 (RS3.3)
		Residential Single-Family 20 (RS20)

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

Sincerely,

Austin Chen  
Senior Land Planner

PLANNER  
COPY  
7C-24-0628



**PUBLIC HEARING**

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

**VS-24-0630-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Tiger Milkweed Street and Valley View Boulevard, and between Pyle Avenue and Haleh Avenue and a portion of a right-of-way being Haleh Avenue located between Tiger Milkweed Street and Valley View Boulevard within Enterprise (description on file). JJ/rg/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-701-030; 177-30-701-031; 177-30-701-036

**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 the following: 1) 5 foot portion of patent easement along the north property line and a 30 foot wide patent easement located along the west property line of APN 177-30-701-030; 2) 17 foot portion of patent easement along the south property line and a 30 foot wide patent easement located along the west property line of APN 177-30-701-031; and 3) 17 foot of right-of-way along Haleh Avenue, south of APN 177-30-701-036. The portions of the patent easements that remain will be dedicated as public right-of-way. The applicant states the vacation request is due to the design of the subject parcels rendering these easements no longer necessary.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Approved single-family residential subdivision
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	Single-family residence
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residence

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-24-700034	A plan amendment to redesignate the site from RN to MN is a companion item on this agenda.
ZC-24-0628	A zone change to reclassify the site from RS20 (NPO-RNP) to RS 3.3 is a companion item on this agenda.
WS-24-0629	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-24-500141	A tentative map for a 41 lot single-family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2025 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue, 13 feet to the back of curb for Haleh Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;

- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** FOREST HILL FAMILY TRUST & SADRI FRED TRS

**CONTACT:** TANEY ENGINEERING, INC., 6030 S. JONES BLVD, LAS VEGAS, NV  
89147



# Department of Comprehensive Planning Application Form

# 15A

ASSESSOR PARCEL #(s): 177-30-701-030 & 177-30-701-031

PROPERTY ADDRESS/ CROSS STREETS: Pvle & Valley View

### DETAILED SUMMARY PROJECT DESCRIPTION

41 lot single family residential(5 gross acres). Master Plan Amendment, Rezone, Tentative Map, Waiver of Development Standards & Design Review, Vacation & Abandonment.

### PROPERTY OWNER INFORMATION

NAME: Fred Sadri, Trustee of the Forest Hill Family Trust

ADDRESS: 9617 Verlaine Ct.

CITY: Las Vegas STATE: NV ZIP CODE: 89145

TELEPHONE: 702-371-9645 CELL NA EMAIL: henry\_advance@yahoo.com

### APPLICANT INFORMATION

NAME: Fred Sadri, Trustee of the Forest Hill Family Trust

ADDRESS: 9617 Verlaine Ct.

CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-371-9645 CELL NA EMAIL: henry\_advance@yahoo.com

### CORRESPONDENT INFORMATION

NAME: Taney Engineering Attn: Nicole Chavarria


ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-362-8844 CELL NA EMAIL: nicolec@taneycorp.com

\*Correspondent will receive all project communication

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

Fariborz Sadri  
Property Owner (Print)

1-2-2024  
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 checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC            | OTHER _____                 |

APPLICATION # (s) VS-24-0630

ACCEPTED BY RG

PC MEETING DATE 1/7/25

DATE 10/31/24

BCC MEETING DATE 2/5/25

\$1,700

TAB/CAC LOCATION Enterprise

DATE 12/11/24

**PLANNER  
COPY**



## TANEY ENGINEERING

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

October 17, 2024

Clark County  
Department of Public Works  
500 South Grand Central Parkway  
Las Vegas, NV 89155

**Re: Pyle & Valley View  
APR-24-100795  
APN: 177-30-701-030 & 177-30-701-031 & 177-30-701-036  
Justification Letter**

To whom it may concern:

On behalf of our client, Fred Sadri, Taney Engineering is respectfully submitting justification for the following vacations;

### **Patent Easement Vacation**

This request is to vacate a portion of the existing patent easement of the following parcel:

- 177-30-701-030
- 177-30-701-031
- 177-30-701-036

### **Right of way Vacation**

This request is to vacate the right-of-way easement per inst. # 2246

Due to the new design of the subject parcels, the stated easements are no longer necessary.

The legal descriptions, exhibits, and supporting documents for the vacations have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Austin Chen  
Senior Land Planner

PLANNER  
COPY  
VS-24-0630

**PUBLIC HEARING**

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

**WS-24-0629-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; 3) curb type; and 4) reduced right-of-way width.

**DESIGN REVIEW** for single-family residential homes on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-30-701-030; 177-30-701-031

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of retaining wall to 4 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 33% increase).
2.
  - a. Increase fill height to 4 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 33% increase).
  - b. Allow lot sizes less than 10,000 square feet (as small as 3,255 square feet) where residential development within, abutting, or adjacent to a Neighborhood Protection (RNP) Overlay shall transition along RNP boundaries by providing lot sizes 10,000 square feet or greater per Section 30.04.06G.
  - c. Allow side interior setbacks of 5 feet where development shall comply with the side or rear zoning district setbacks of the adjacent NPO-RNP lot along any shared lot lines per Section 30.04.06G.3.
  - d. Allow rear setbacks of 15 feet where development shall comply with the side or rear zoning district setbacks of the adjacent NPO-RNP lot along any shared lot lines per Section 30.04.06G.3.
3. Allow for L-curb with depressed driveways on all lots where rolled curb is the standard per Section 30.04.08C and Uniform Standard Drawing 217.
4. Allow for a reduce the street width from 60 feet where 48 feet is the standard per Section 30.04.08D.

**PROPOSED LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 5.13
- Project Type: Single-family residential development
- Number of Lots: 41
- Density (du/ac): 7.99
- Minimum/Maximum Lot Size (square feet): 3,325/6,521
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 1,284 to 1,609

#### Site Plan

The plan depicts a single-family detached development totaling 41 single-family lots on 5.13 gross acres. The density of the overall development is shown at 7.9 dwelling units per acre. The lots range in size from a minimum of 3,325 square feet to a maximum of 6,521 square feet. Thirty-six of the 41 proposed lots will be accessed from three 39 foot wide private streets via Haleh Avenue, a public street. Five lots will have direct access to Haleh Avenue, which features an L-curb proposed for street access. Metamorphic Street is a private street which runs north to south and terminates as a stub street on the north end of the subdivision. Aplite Court and Igneous Court are additional private streets which run east to west from Metamorphic Street and terminates as a hammerhead on the west half of the subdivision.

A 4 foot wide sidewalk is provided along the east side of Metamorphic Street and on the south sides of Aplite Court and Igneous Court fronting 3 lots, respectively. Common Element A, is a 15 foot wide street landscape adjacent to the south side of Pyle Avenue. Lots 1 through 16 ranges from 3,255 to 6,301 square feet and Lots 21, 22, and 31 ranges from 3,332 to 3,455 square feet, but are required to be a minimum of 10,000 square feet in accordance with residential adjacency standards. Additionally increase fill and an increased retaining wall height above 3 feet is proposed along the east subdivision boundary.

#### Landscaping

A 15 foot wide street landscape area including a 5 foot wide detached sidewalk and 5 foot wide landscape strip on both sides of the sidewalk are provided on Pyle Avenue, and the portion of Haleh Avenue; west of Metamorphic Street.

#### Elevations

The plans depict 4, 2-story homes that measures from 25 to 27 feet in height. Each home comprises of 2 elevation types. The elevations on all 4 sides have a combination of covered entry, variable roofline and window trim.

#### Floor Plans

The plans depict 2 to 4 bedrooms, and 2.5 bathrooms. Each home will have a 2 car garage.

Applicant's Justification

The applicant states that without adequate elevation grade fill increase, the lots could experience water pooling or runoff issues, which could lead to erosion, foundation damage and other long term structural problems. Proper drainage is critical to maintaining the integrity of the properties. The increased wall height allows for better control and redirection of water runoff and protects neighboring properties from potential water damage. Properly managing water flow is critical in preventing issues like flooding, weaken foundation or landscape erosion on adjacent lots.

The request for the lot size reduction and setback subject to the requirements of NPO properties to the east and west of the development will still ensure compatibility with the surrounding neighborhood, while providing a thoughtful transition between the rural preservation areas. The proposed development is compatible of the current trend of the area. The waiver request is intended to support a balanced approach to land use, optimizing site design while maintaining the character of the adjacent NPO properties.

The proposed L-curb request over the roll curb or R-curb is necessary with the detached for a sidewalk is detached from the curb by 5 feet, should allow L-curb and depressed L-curb to be used at the curb line. A concrete apron between the back of curb and the detached sidewalk would be constructed to access the property. The detached sidewalk would remain at the maximum 2% cross slope, the concrete apron between the sidewalk and the depressed curb would exceed the 2% slope. Since it is not part of the ADA path would be acceptable and the impact to be negligible. The reduced street width on Halch Avenue is based on the assessment that the street will primarily accommodate residential traffic with low volume, and narrow width will meet the needs of the area while ensuring efficient use of space.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Approved single-family residential subdivision
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	Single-family residence
West	Ranch Estate Neighborhood (Up to 2 du/ac)	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residence

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-24-700034	A plan amendment to redesignate the site from RN to MN is a companion item on this agenda.
ZC-24-0628	A zone change to reclassify the site from RS20 (NPO-RNP) to RS 3.3 is a companion item on this agenda.



**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-24-0630	A vacation and abandonment for patent easements and a portion of right-of-way being Haleh Avenue is a companion item on this agenda.
TM-24-500141	A tentative map for a 41 lot single-family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

Waiver of Development Standards #1 & #2a

The intent of limiting the amount of fill in proximity to residential development is to minimize and mitigate the impact of an increased grade on the adjacent property owners. The applicant indicates the lots could experience water pooling or runoff issues, which could lead to erosion, foundation damage and other long term structural problems. Proper drainage is critical to maintaining the integrity of the properties. Staff recognizes there may be design constraints for the project site; however, increasing fill height up to 4 feet with 4 foot retaining wall height within 5 feet from shared residential property line to the east, may potentially impact the existing single-family residence. In accordance with Title 30, only tiered retaining walls may be used with a landscaped 3 foot horizontal offset provided between each 3 feet of vertical height. Retaining walls may be increased to 6 feet if the fence located on top of the retaining wall is 85 percent open. This request is a self-imposed hardship that can be rectified with a redesign of the subdivision.

Waiver of Development Standards #2b, #2c, & #2d

The applicant is requesting to waive residential adjacency requirements associated with property that is abutting or adjacent to the property within the NPO-RNP. This includes the requirement to provide 10,000 square foot lot or greater for transitional lots along the RNP boundaries, and compliance with the minimum interior side yard and rear yard setback requirements of the RS20 zoned property. The (NPO-RNP) area is located west half of the development which is currently undeveloped and the entire east side of the development, which contains existing single-family residence. The requirement for the increased lot size is for Lots 1 through 16, 21, 22, and 31 on the west and east sides of the development which is proposed 3,325 square feet to 6,305 feet.

The intent of the residential adjacency standards is to promote compatible transitions between land uses area of differing intensities, regardless of the timing of development. However, since the companion waivers are not being supported, staff recommends denial.

#### 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 #4

The use of "L" curbs with depressed driveways have not been used in the county. Staff understands "R" curb is difficult for ingress and egress of vehicles accessing the residential driveways. Although this is not typical, staff can support this request to see if this is appropriate for the future.

##### Waiver of Development Standards #5

Staff has no objection to the street width reduction on Haleh Avenue. The street will accommodate residential traffic within the area and should not have any negative impacts.

#### **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 of waivers of development standards #4 & #5; Denial of waivers of development #1, #2 and the design review. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2025 at 9:00 a.m., unless otherwise announced.

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

## **PRELIMINARY STAFF CONDITIONS:**

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 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;
- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue, 13 feet to the back of curb for Haleh Avenue;
- 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.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0379-2024 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

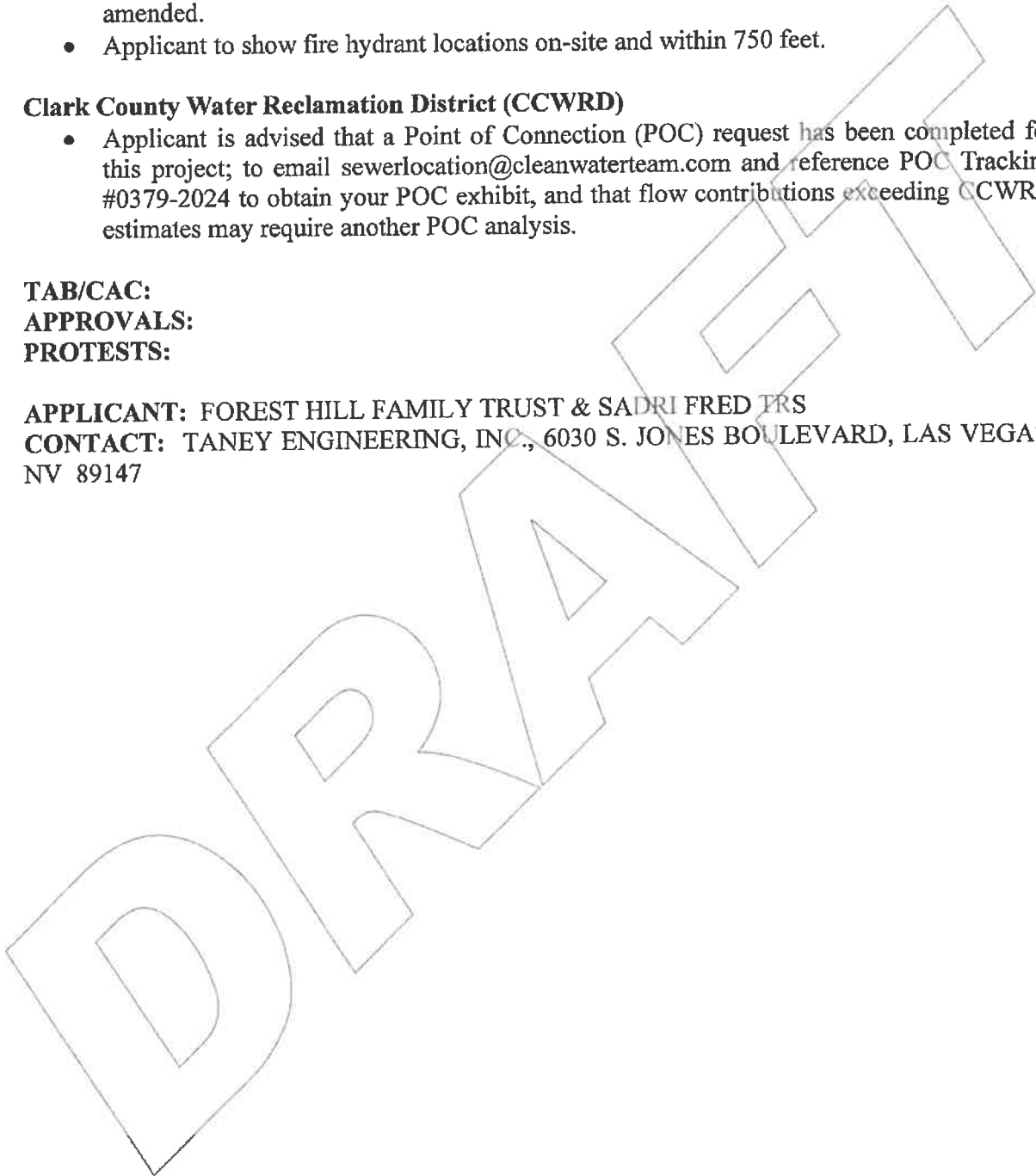
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: FOREST HILL FAMILY TRUST & SADRI FRED TRS**

**CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147**





# Department of Comprehensive Planning Application Form

# 16A

ASSESSOR PARCEL #(s): 177-30-701-030 & 177-30-701-031

PROPERTY ADDRESS/ CROSS STREETS: Pyle & Valley View

### DETAILED SUMMARY PROJECT DESCRIPTION

41 lot single family residential(5 gross acres). Master Plan Amendment, Rezone, Tentative Map, Waiver of Development Standards & Design Review, Vacation & Abandonment.

### PROPERTY OWNER INFORMATION

NAME: Fred Sadri, Trustee of the Forest Hill Family Trust  
ADDRESS: 9617 Verlaine Ct.  
CITY: Las Vegas STATE: NV ZIP CODE: 89145  
TELEPHONE: 702-371-9645 CELL NA EMAIL: henry\_advance@yahoo.com

### APPLICANT INFORMATION

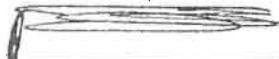
NAME: Fred Sadri, Trustee of the Forest Hill Family Trust  
ADDRESS: 9617 Verlaine Ct.  
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-371-9645 CELL NA EMAIL: henry\_advance@yahoo.com

### CORRESPONDENT INFORMATION

NAME: Taney Engineering Attn: Nicole Chavarria  
ADDRESS: 6030 S. Jones Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-362-8844 CELL NA EMAIL: nlcolec@taneycorp.com

\*Correspondent will receive all project communication

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

Fariborz Sadri  
Property Owner (Print)

1-2-2024  
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) WS/DR-24-0629

ACCEPTED BY RG

PC MEETING DATE 1/7/25

DATE 10/31/24

BCC MEETING DATE 2/5/25

\$1,800

TAB/CAC LOCATION Enterprise

DATE 12/11/24

PLANNER  
COPY



## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118

PHONE: (702) 362-8844 | FAX: (702) 362-5233

TANEYCORP.COM

October 25, 2024

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

**Re: Pyle & Valley View  
APR-24-100795  
APN: 177-30-701-030 & 177-30-701-031  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Fred Sadri is respectfully submitting justification for Waivers of Development Standards for a proposed single-family residential subdivision.

### **Project Description**

The proposed development site consists of 2 parcels totaling 5.13-acres, 41 lot single-family residential subdivision with 7.9 dwelling units per acre generally located Southwest of Pyle Avenue & Valley View Boulevard. The subject site is currently zoned Residential Single-Family 20 (RS20).

### **Tentative Map**

A Tentative Map is requested to allow for the development of a 5.13 gross-acre, 41 lot single-family residential subdivision with 7.9 dwelling units per acre generally located Southwest of Pyle Avenue & Valley View Boulevard.

Haleh Avenue will receive site improvements including curb, gutter, sidewalk and depressed driveway. All the lots will be accessed through Haleh Avenue. The streets will be 48-foot-wide public residential street with 24" L curb with a detached 5-foot sidewalk, will be provided along Haleh Avenue. The internal design for the subdivision will have two internal hammerheads and a stub street.

### **Waiver of Development Standards**

- **Excess Fill**

This request is for a waiver to allow for an excess fill of 4 feet within 5 feet of shared property line, where a 3-foot maximum is allowed from a shared property line per Section 30.04.06(F)(1). Without adequate elevation, these lots could experience water pooling or runoff issues, which could lead to erosion, foundation damage, and other long-term structural problems. Proper drainage is critical to maintaining the integrity of the properties.

- **Wall Height**

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 4-foot-high retaining wall where 3 feet is maximum allowed. The increased wall height allows for better control and redirection of water runoff. This not only helps with the drainage on the subject property but also protects neighboring properties from



potential water damage. Properly managing water flow is critical in preventing issues like flooding, foundation weakening, or landscape erosion on adjacent lots.

- **Minimum Lot Size**

This request seeks to waive Section 30.04.06.G.2 to allow for lot sizes smaller than 10,000 square feet, the smallest lot is 3,325 square feet, the largest lot is 6,521 square feet, the average lot size 3,877 square feet on site, which is the transition requirement for NPO (Rural Neighborhood Preservation) properties located to the west and east of the development. The proposed lot sizes will still ensure compatibility with the surrounding neighborhood, while providing a thoughtful transition between the rural preservation areas and the proposed development also compatible of the current trend of the area. This waiver is intended to support a balanced approach to land use, optimizing site design while maintaining the character of the adjacent NPO properties.

- **Curb Type**

This request is to waive Section 30.04.08 (C)(2)(a) to allow for L Curb with depressed driveways on all lots where Roll Curb or "R" curb is allowed per Uniform Standard Drawing 217 (Residential Driveway). The sidewalk is detached from the curb by 5-ft, this should allow L curb and depressed L curb to be used at the curb line, a concrete apron between the back of curb and the detached sidewalk would be constructed, to access the property. The detached sidewalk would remain at the max 2% cross slope, the concrete apron between the sidewalk and the depressed curb would exceed the 2% slope but since it is not part of the ADA path would be acceptable. We believe the impact to be negligible.

### Street Width Reduction

We are proposing to reduce the width of West Haleh Avenue from 60 feet to 43 feet. This adjustment is based on our assessment that the street will primarily accommodate residential traffic with low volume, and the narrower width will more appropriately meet the needs of the area while ensuring efficient use of space

### Design Review – Architecture

This request is for a design review for 4 architectural floor plan and elevations. The two-story detached single-family homes range from 1,284 square feet to 1,609 in size. The maximum dimension of the house will be 25' by 51', this ensures the fit of these houses on the lot. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Birch	25' Series	1,284	2 story	24'-8"	2 car garage
Cypress	25' Series	1,421	2 story	23'-8"	2 car garage
Juniper	25' Series	1,540	2 story	26'-2"	2 car garage
Oak	25' Series	1,609	2 story	23'-8"	2 car garage

Plan Name	Plan Number	Architectural Features
Birch	25' Series	Front Elevation: - Covered Entry



		<ul style="list-style-type: none"> <li>- Variable Roof line</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> <p>Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Non-Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Cypress	25' Series	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> <p>Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Non-Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Juniper	25' Series	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> <p>Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Non-Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> </ul> <p>Window Trim</p>
Oak	25' Series	<p>Front Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> <p>Rear Elevation:</p> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> <p>Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <p>Non-Garage Side Elevation:</p> <ul style="list-style-type: none"> <li>- Variable Roof line</li> </ul> <p>Window Trim</p>





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

Sincerely,

Austin Chen  
Senior Land Planner

PLANNER  
COPY

WS/DR-24-0629

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500141-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**TENTATIVE MAP** consisting of 41 single-family residential lots on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

177-30-701-030; 177-30-701-031

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.13
- Project Type: Single-family residential development
- Number of Lots: 41
- Density (du/ac): 7.99
- Minimum/Maximum Lot Size (square feet): 3,325/6,521

The plan depicts a single-family detached development totaling 41 single-family lots on 5.13 gross acres. The density of the overall development is shown at 7.9 dwelling units per acre. The lots range in size from a minimum of 3,325 square feet to a maximum of 6,521 square feet. Thirty-six of the 41 proposed lots will be accessed from 3, 39 foot wide private streets via Haleh Avenue, a public street. Five lots will have direct access to Haleh Avenue, which features an L-curb proposed for street access. Metamorphic Street is a private street which runs north to south and terminates as a stub street on the north end of the subdivision. Aplite Court and Igneous Court are additional private streets which run east to west from Metamorphic Street and terminates as a hammerhead on the west half of the subdivision. A 4 foot wide sidewalk is provided along the east side of Metamorphic Street and on the south sides of Aplite Court and Igneous Court fronting 3 lots, respectively. Common Element A, is a 15 foot wide street landscape adjacent to the south side of Pyle Avenue. Lots 1 through 16 range from 3,255 to 6,301 square feet and Lots 21, 22, and 31 range from 3,332 to 3,455 square feet, but are required to be a minimum of 10,000 square feet in accordance with residential adjacency standards.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Approved single-family residential subdivision
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	Single-family residence
West	Ranch Estate Neighborhood (Up to 2 du/ac)	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residence

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-24-700034	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0628	A zone change to reclassify the site from RS20 (NPO-RNP) to RS 3.3 is a companion item on this agenda.
WS-24-0629	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-24-0630	A vacation and abandonment for patent easements and a portion of right-of-way being Haleh Avenue 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 Haleh Avenue. The applicant has not provided compelling justification for the proposed hammerhead turnarounds. As this is a self-imposed hardship, staff cannot support this request. However, approval is contingent upon approval of the companion plan amendment, zone change, waivers of development standards and design review for the entire project. Staff is supporting the plan amendment and zone change; however, staff is not supporting the waivers of development standards and design review. Therefore, staff cannot support this 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2025 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to 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;
- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue, 13 feet to the back of curb for Haleh Avenue;
- 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./kc

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0379-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

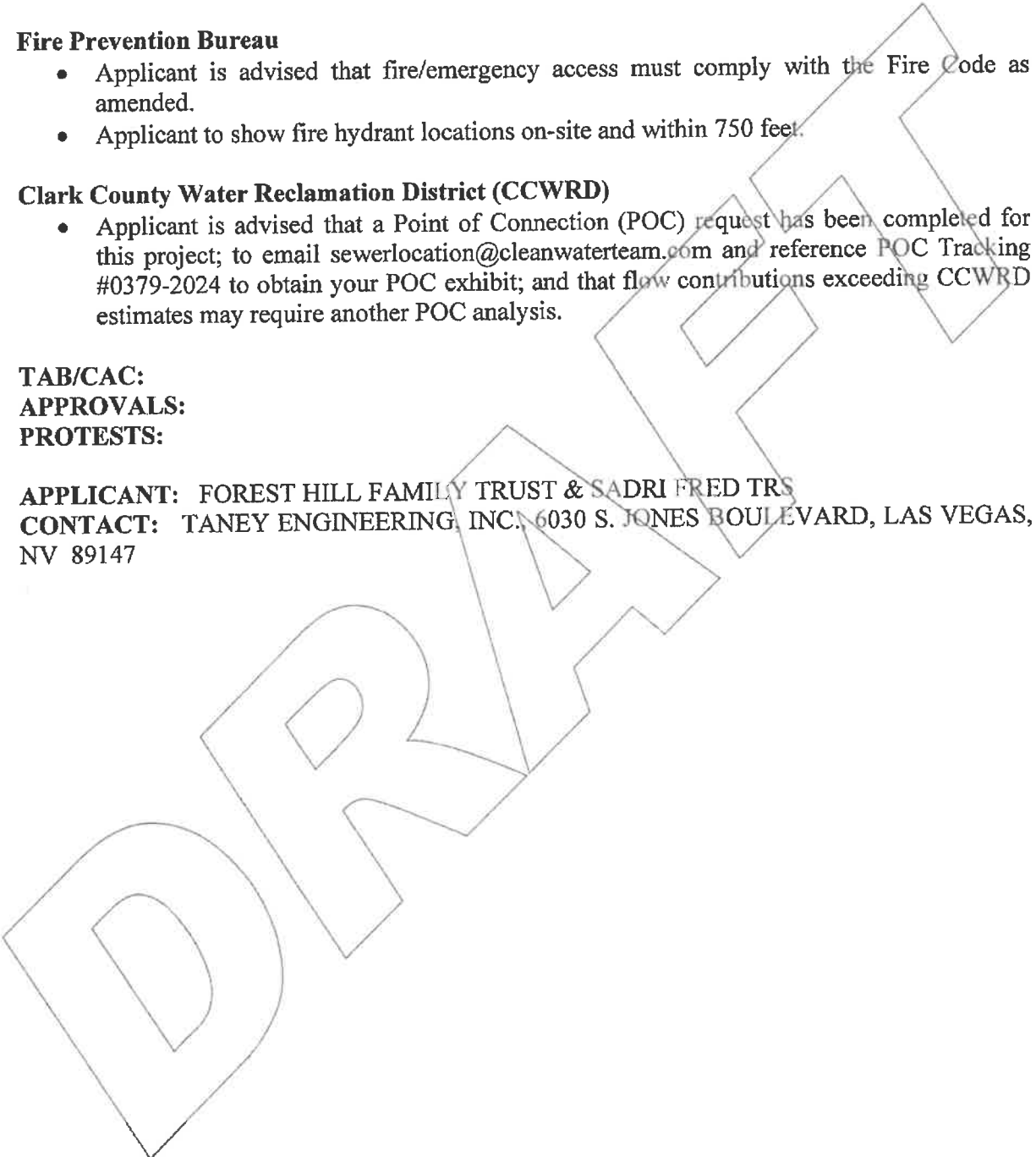
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** FOREST HILL FAMILY TRUST & SADRI FRED TRS

**CONTACT:** TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147





# Department of Comprehensive Planning Application Form

# 17A

ASSESSOR PARCEL #(s): 177-30-701-030 & 177-30-701-031

PROPERTY ADDRESS/ CROSS STREETS: Pyle & Vallev View

### DETAILED SUMMARY PROJECT DESCRIPTION

41 lot single family residential(5 gross acres). Master Plan Amendment, Rezone, Tentative Map, Waiver of Development Standards & Design Review, Vacation & Abandonment.

### PROPERTY OWNER INFORMATION

NAME: Fred Sadri, Trustee of the Forest Hill Family Trust

ADDRESS: 9617 Verlaine Ct.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: 702-371-9645 CELL NA

EMAIL: henry\_advance@yahoo.com

### APPLICANT INFORMATION

NAME: Fred Sadri, Trustee of the Forest Hill Family Trust

ADDRESS: 9617 Verlaine Ct.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

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

TELEPHONE: 702-371-9645 CELL NA

EMAIL: henry\_advance@yahoo.com

### CORRESPONDENT INFORMATION

NAME: Taney Engineering Attn: Nicole Chavarria

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

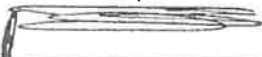
REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-362-8844 CELL NA

EMAIL: nicolec@taneycorp.com

\*Correspondent will receive all project communication

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

Fariborz Sadri  
Property Owner (Print)

1-2-2024  
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 checked="" type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) TM-24-500141

ACCEPTED BY RG

PC MEETING DATE 1/7/25

DATE 10/31/24

BCC MEETING DATE 2/5/25

\$ 750

TAB/CAC LOCATION Enterprise

DATE 12/11/24

PLANNED  
COPY



## TANEY ENGINEERING

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

October 25, 2024

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

**Re: Pyle & Valley View  
APR-24-100795  
APN: 177-30-701-030 & 177-30-701-031  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Fred Sadri is respectfully submitting justification for Waivers of Development Standards for a proposed single-family residential subdivision.

### **Project Description**

The proposed development site consists of 2 parcels totaling 5.13-acres, 41 lot single-family residential subdivision with 7.9 dwelling units per acre generally located Southwest of Pyle Avenue & Valley View Boulevard. The subject site is currently zoned Residential Single-Family 20 (RS20).

### **Tentative Map**

A Tentative Map is requested to allow for the development of a 5.13 gross-acre, 41 lot single-family residential subdivision with 7.9 dwelling units per acre generally located Southwest of Pyle Avenue & Valley View Boulevard.

Haleh Avenue will receive site improvements including curb, gutter, sidewalk and depressed driveway. All the lots will be accessed through Haleh Avenue. The streets will be 48-foot-wide public residential street with 24" L curb with a detached 5-foot sidewalk, will be provided along Haleh Avenue. The internal design for the subdivision will have two internal hammerheads and a stub street.

### **Waiver of Development Standards**

- **Excess Fill**

This request is for a waiver to allow for an excess fill of 4 feet within 5 feet of shared property line, where a 3-foot maximum is allowed from a shared property line per Section 30.04.06(F)(1). Without adequate elevation, these lots could experience water pooling or runoff issues, which could lead to erosion, foundation damage, and other long-term structural problems. Proper drainage is critical to maintaining the integrity of the properties.

- **Wall Height**

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 4-foot-high retaining wall where 3 feet is maximum allowed. The increased wall height allows for better control and redirection of water runoff. This not only helps with the drainage on the subject property but also protects neighboring properties from

Page 1 | 4



potential water damage. Properly managing water flow is critical in preventing issues like flooding, foundation weakening, or landscape erosion on adjacent lots.

- **Minimum Lot Size**

This request seeks to waive Section 30.04.06.G.2 to allow for lot sizes smaller than 10,000 square feet, the smallest lot is 3,325 square feet, the largest lot is 6,521 square feet, the average lot size 3,877 square feet on site, which is the transition requirement for NPO (Rural Neighborhood Preservation) properties located to the west and east of the development. The proposed lot sizes will still ensure compatibility with the surrounding neighborhood, while providing a thoughtful transition between the rural preservation areas and the proposed development also compatible of the current trend of the area. This waiver is intended to support a balanced approach to land use, optimizing site design while maintaining the character of the adjacent NPO properties.

- **Curb Type**

This request is to waive Section 30.04.08 (C)(2)(a) to allow for L Curb with depressed driveways on all lots where Roll Curb or "R" curb is allowed per Uniform Standard Drawing 217 (Residential Driveway). The sidewalk is detached from the curb by 5-ft, this should allow L curb and depressed L curb to be used at the curb line, a concrete apron between the back of curb and the detached sidewalk would be constructed, to access the property. The detached sidewalk would remain at the max 2% cross slope, the concrete apron between the sidewalk and the depressed curb would exceed the 2% slope but since it is not part of the ADA path would be acceptable. We believe the impact to be negligible.

### Street Width Reduction

We are proposing to reduce the width of West Haleh Avenue from 60 feet to 43 feet. This adjustment is based on our assessment that the street will primarily accommodate residential traffic with low volume, and the narrower width will more appropriately meet the needs of the area while ensuring efficient use of space

### Design Review – Architecture

This request is for a design review for 4 architectural floor plan and elevations. The two-story detached single-family homes range from 1,284 square feet to 1,609 in size. The maximum dimension of the house will be 25' by 51', this ensures the fit of these houses on the lot. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Birch	25' Series	1,284	2 story	24'-8"	2 car garage
Cypress	25' Series	1,421	2 story	23'-8"	2 car garage
Juniper	25' Series	1,540	2 story	26'-2"	2 car garage
Oak	25' Series	1,609	2 story	23'-8"	2 car garage

Plan Name	Plan Number	Architectural Features
Birch	25' Series	Front Elevation: - Covered Entry





		<ul style="list-style-type: none"> <li>- Variable Roof line</li> </ul> <b>Rear Elevation:</b> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> <b>Garage Side Elevation:</b> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <b>Non-Garage Side Elevation:</b> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Cypress	25' Series	<b>Front Elevation:</b> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> <b>Rear Elevation:</b> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> <b>Garage Side Elevation:</b> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <b>Non-Garage Side Elevation:</b> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Juniper	25' Series	<b>Front Elevation:</b> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> <b>Rear Elevation:</b> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> <b>Garage Side Elevation:</b> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <b>Non-Garage Side Elevation:</b> <ul style="list-style-type: none"> <li>- Variable Roof line</li> </ul> <b>Window Trim</b>
Oak	25' Series	<b>Front Elevation:</b> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> <b>Rear Elevation:</b> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> <b>Garage Side Elevation:</b> <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> <b>Non-Garage Side Elevation:</b> <ul style="list-style-type: none"> <li>- Variable Roof line</li> </ul> <b>Window Trim</b>



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

Sincerely,

Austin Chen  
Senior Land Planner

PLANNER  
COPY  
TM-24-500141

01/07/25 PC AGENDA SHEET

**PUBLIC HEARING**

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

**PA-24-700035-LANDBERG LAND INVESTORS, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN), Compact Neighborhood (CN), and Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on a portion of 12.08 acres.

Generally located on the northwest corner of Rainbow Boulevard (alignment) and Landberg Avenue (alignment) within Enterprise. JJ/gc (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-22-801-009 ptn; 176-27-501-007 ptn; 176-27-501-008 ptn; 176-27-501-014; 176-27-501-015

**EXISTING LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 9.43 (portion)
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states the proposed Mid-Intensity Suburban Neighborhood (MN) land use category will allow for a transitional buffer from the industrial uses east of Rainbow Boulevard to the ranch estate residential uses to the west. Similar MN planned land uses are located farther south along Rainbow Boulevard within the Mountains Edge community. Upgrading the site to MN promotes economic development by attracting businesses and investments that contribute to local economic growth and development objectives, ensuring a balanced approach towards fostering sustainable economic and social progress.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0045	Reclassified the site from R-E to C-1 zoning for a vehicle rental and sales facility	Approved by BCC	April 2022
VS-22-0055	Vacated and abandoned government patent easements	Approved by BCC	April 2022
ET-20-400117 (NZC-0277-17)	First extension of time to reclassify the site from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	December 2020
NZC-0277-17	Reclassified the site from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	August 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP) & C-1	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP)	Undeveloped
East	Business Employment	RS20	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

**Related Applications**

Application Number	Request
ZC-24-0669	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
WS-24-0670	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-24-0668	A vacation and abandonment for government patent easements, a drainage easement, and BLM right-of-way grants is a companion item on this agenda.
TM-24-500145	A tentative map for a 61 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR ADOPTION:**

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

**Analysis**

**Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service

provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Low-Intensity Suburban Neighborhood (LN), Compact Neighborhood (CN), and Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed MN land use category include single-family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff cannot support the request for Mid-Intensity Suburban Neighborhood (MN) for the west half of the site, specifically APN's 176-22-801-009 and 176-27-501-007 & 014. The existing Low-Intensity Suburban Neighborhood (LN) land use category on these parcels are intended to provide a transition and buffer from the more intensive uses along Rainbow Boulevard to the Ranch Estate Neighborhood (RN) and Neighborhood Protection (RNP) Overlay area to the west and south. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. Staff can support the request for MN on the east half of the site, specifically APN's 176-27-501-008 & 015, since such a designation on these parcels will not adversely impact the surrounding area. Furthermore, APN 176-27-501-015 is already planned for Compact Neighborhood (CN) uses which allows a higher density than the proposed MN. For these reasons, staff finds the request for the MN land use category not appropriate for the west half of the site, but appropriate for the east half of the site.

#### **Staff Recommendation**

Approval of APN's 176-27-501-008 and 176-27-501-015; Denial of APN's 176-22-801-009 and 176-27-501-007 and 176-27-501-014. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2025 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

#### **STAFF ADVISORIES:**

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

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

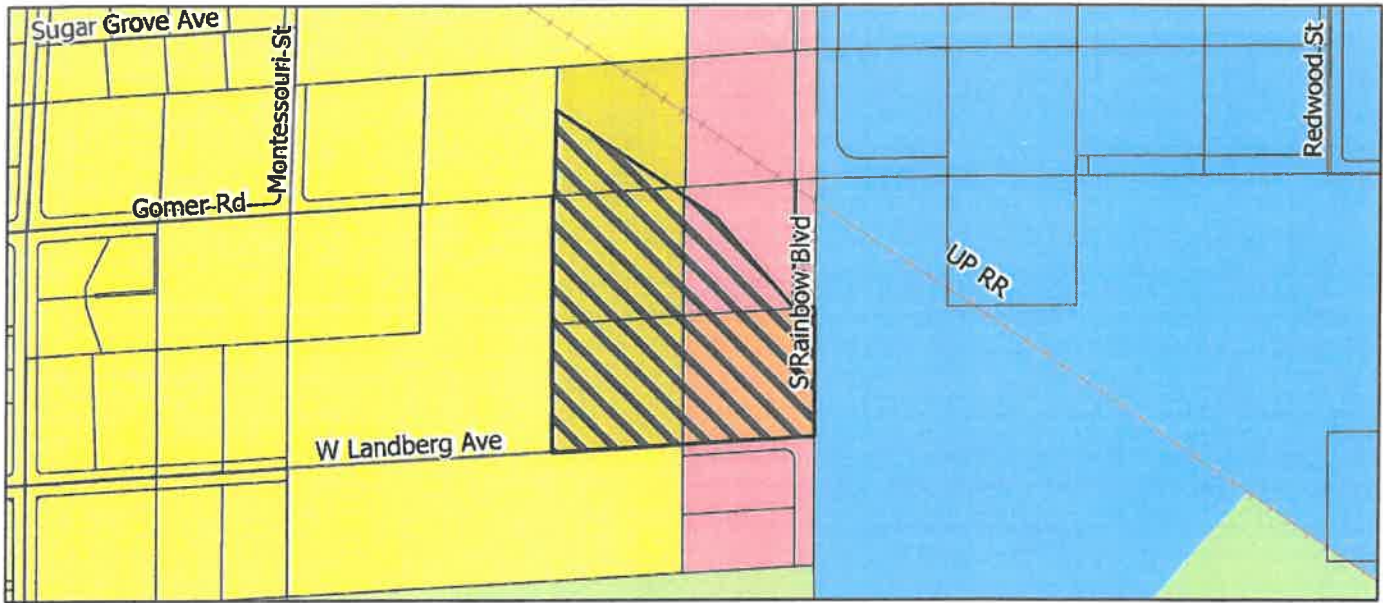
**APPLICANT:** PN II, INC.

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

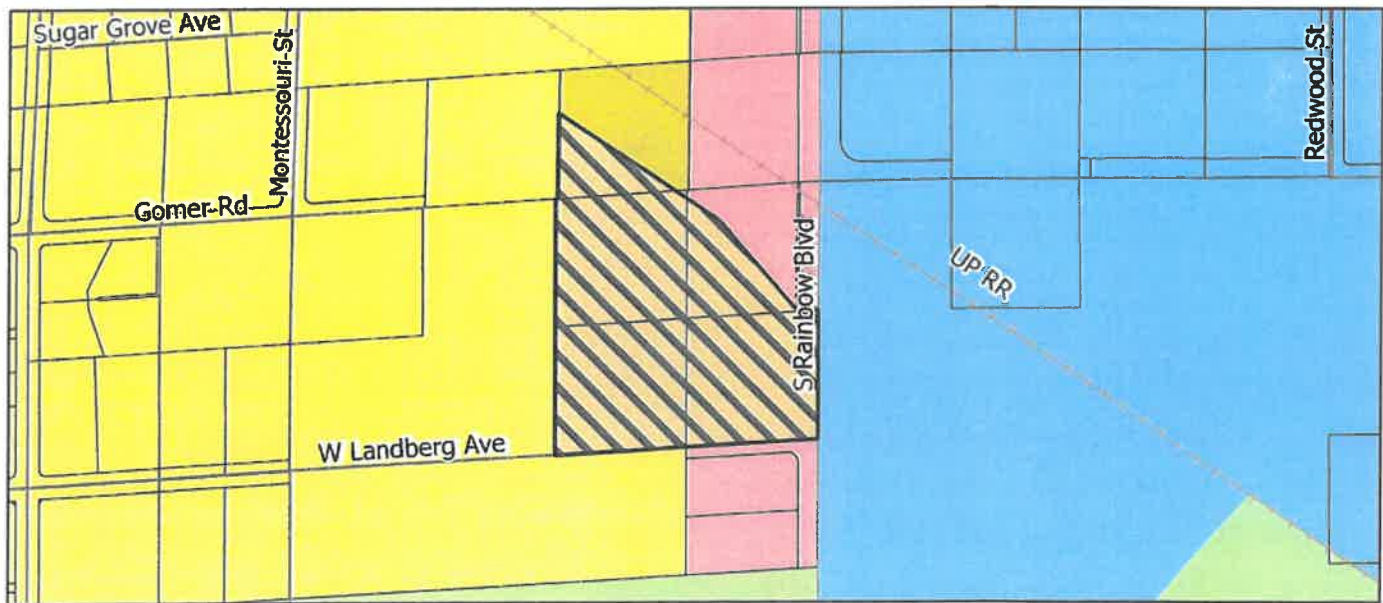
DRAFT

# Planned Land Use Amendment PA-24-700035

**DRAFT**



**Current**



**Requested**

**Neighborhoods**

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

**Employment**

- Business Employment (BE)
- Industrial Employment (IE)

**Commercial and Mixed Use**

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

**Other**

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Requested Area To Change
- Planning Areas

## Enterprise Clark County, Nevada

*Note: Categories denoted in the legend may not apply to the presented area.*



# Department of Comprehensive Planning Application Form

# 18A

ASSESSOR PARCEL #(s): 176-22-801-009, 176-22-801-010, 176-27-501-007, 176-27-501-008, 176-27-501-014, 176-27-501-015

PROPERTY ADDRESS/ CROSS STREETS: Rainbow Road / Landberg Ave

### DETAILED SUMMARY PROJECT DESCRIPTION

**Request for Tentative Map, Waiver, Design Review, Zone Change and Vacation applications.**

### PROPERTY OWNER INFORMATION

NAME: LANDBERG LAND INVESTORS L L C  
ADDRESS: 10801 W Charleston Blvd #170  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702.349.7002 CELL \_\_\_\_\_ EMAIL: icurran@prospectstcap.com

### APPLICANT INFORMATION

NAME: PN II, Inc.  
ADDRESS: 7255 S. Tenaya Way, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.804.7554 CELL \_\_\_\_\_ EMAIL: kendra.saffie@pultegroup.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.284.5300 CELL \_\_\_\_\_ EMAIL: mproc@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.

Scott Goldstein  
Property Owner (Signature)\*

Scott Goldstein  
Property Owner (Print)

11/04/2024  
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 checked="" 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) PA 24-700035  
PC MEETING DATE 01/07/25  
BCC MEETING DATE 02/05/25  
TAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]  
DATE 11/12/24  
\$3,200

DATE 12/11/24



November 7, 2024

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

# Planner Copy

Re: **Rainbow Landberg, a 61 Lot Residential Subdivision  
Justification Letter for Land Use Update  
Westwood Project No. PUL2303-000**

To whom it may concern:

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

The project site associated with this request is approximately 9.4± gross acres and covers portions of APNs 176-22-801-009, 176-27-501-007, and -008, as well as the entirety of -014, -015. It is located in a portion of Section 27, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 61 lots with a gross density of 6.47 dwelling units/acre.

### Land Use Update

The proposed planned land use change would modify the land use from Low-Intensity Suburban Neighborhood, Neighborhood Commercial, and Compact Neighborhood, to Mid-level Intensity Suburban Neighborhood. Upgrading the land use to mid-level intensity promotes economic development by attracting businesses and investments that contribute to local economic growth and development objective, ensuring a balanced approach towards fostering sustainable economic and social progress. The proposed development will serve as a transition buffer from the industrial and commercial uses the east and north to the ranch neighborhood use to the west.

The proposed Land Use Update would allow the zoning to be modified from RS20 to RS3.3. The proposed community is a 61-lot single-family residential subdivision on approximately 9.4± gross acres with a density of 6.47 du/ac.

The proposed site of this project site is surrounded by undeveloped parcels with only one developed parcel north of the proposed site that is zoned for residential single-family RS20. Rainbow Boulevard is to the east of the proposed site. To the south of this project is Landberg Avenue, an existing road with various RS20 residential single-family zoned properties further west but is undeveloped adjacent to the proposed site. South on Rainbow Boulevard is the masterplan community of Mountains Edge that has residential single-family subdivisions that are zoned for RS5.2 and RS3.3 just off Rainbow Boulevard on Mountains Edge Parkway. This demonstrates the

demand for increased density and the transition of zoning that is occurring in the vicinity of the site.

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Georgia Dunkerly, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services

01/07/25 PC AGENDA SHEET

**PUBLIC HEARING**

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

**ZC-24-0669-LANDBERG LAND INVESTORS, LLC:**

**ZONE CHANGE** to reclassify 9.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the northwest corner of Rainbow Boulevard (alignment) and Landberg Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action)

**RELATED INFORMATION:**

**APN:**

176-22-801-009 ptn; 176-27-501-007 ptn; 176-27-501-008 ptn; 176-27-501-014; 176-27-501-015

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 9.43 (portion)
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the proposed RS3.3 zoning is in harmony with other single-family residential subdivisions found farther south within the Mountains Edge community and will also be complementary to any future developments that may be built in the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0045	Reclassified the site from R-E to C-1 zoning for a vehicle rental and sales facility	Approved by BCC	April 2022
VS-22-0055	Vacated and abandoned government patent easements	Approved by BCC	April 2022
ET-20-400117 (NZC-0277-17)	First extension of time to reclassify the site from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	December 2020
NZC-0277-17	Reclassified the site from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	August 2017

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP) & C-1	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP)	Undeveloped
East	Business Employment	RS20	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-24-700035	A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN), Compact Neighborhood (CN), and Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-24-0670	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-24-0668	A vacation and abandonment for government patent easements, a drainage easement, and BLM right-of-way grants is a companion item on this agenda.
TM-24-500145	A tentative map for a 61 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 cannot support the request for RS3.3 zoning for the west half of the site, specifically APN's 176-22-801-009 and 176-27-501-007 & 014, since staff does not support the change in land use category to Mid-Intensity Suburban Neighborhood (MN) for these parcels on the companion plan amendment application. RS3.3 zoning on these parcels is too intense since these parcels are adjacent to a Ranch Estate Neighborhood (RN) and Neighborhood Protection (RNP) Overlay area to the west and south. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. Staff can support the request for RS3.3 zoning on the east half of the site, specifically APN's 176-27-501-008 & 015, since such a designation on these parcels will not adversely impact the surrounding

area. For these reasons, staff finds the request for RS3.3 zoning not appropriate for the west half of the site, but appropriate for the east half of the site.

**Staff Recommendation**

Approval of APN's 176-27-501-008 and 176-27-501-015; Denial of APN's 176-22-801-009 and 176-27-501-007 and 176-27-501-014. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2025 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved.

- Expunge NZC-22-0045.

**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 #0242-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC.

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



# Department of Comprehensive Planning Application Form

# 19A

ASSESSOR PARCEL #(s): 176-22-801-009, 176-22-801-010, 176-27-501-007, 176-27-501-008, 176-27-501-014, 176-27-501-015

PROPERTY ADDRESS/ CROSS STREETS: Rainbow Road / Landberg Ave

### DETAILED SUMMARY PROJECT DESCRIPTION

**Request for Tentative Map, Waiver, Design Review, Zone Change and Vacation applications.**

### PROPERTY OWNER INFORMATION

NAME: LANDBERG LAND INVESTORS L L C

ADDRESS: 10801 W Charleston Blvd #170

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702.349.7002

CELL \_\_\_\_\_

EMAIL: icurrant@prospectstcap.com

### APPLICANT INFORMATION

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

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

TELEPHONE: 702.804.7554

CELL \_\_\_\_\_

EMAIL: kendra.saffle@pulte.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702.284.5300

CELL \_\_\_\_\_

EMAIL: hproc@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.

Property Owner (Signature)\*

Scott Goldstein

Property Owner (Print)

11/04/2024

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

APPLICATION # (s) 20-24-01069

ACCEPTED BY NW

PC MEETING DATE 01107/25

DATE 11/11/24

BCC MEETING DATE 02105/25

TAB/CAC LOCATION Enterprise

DATE 12/11/24

October 29, 2024

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

Planner  
Copy

Re: **Rainbow Landberg, a 61 Lot Residential Subdivision  
Justification Letter for Zone Change  
Westwood Project No. PUL2303-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II, respectfully submits this justification letter with an application for a Zone Change.

The project site associated with this request is approximately 9.4± gross acres and covers portions of APN 176-22-801-009, 176-27-501-007, and -008, as well as the entirety of APNs -014 and -015. It is located in a portion of Section 22, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada and Section 27, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 61 lots with a gross density of 6.47 dwelling units/acre.

### Zone Change

The proposed site plan includes 61 lots with zoning RS3.3. Lots 1-61 are south of an existing 55.0' rectangular channel CCRFCD Facility easement and two existing 100.0' UPRR easements. PN, II believes that the RS3.3 Zoning will be reciprocal to existing subdivisions including the nearby master plan community of Mountains Edge and will be complementary to any future developments that may be built in the area.

The proposed Zone Change would modify the zoning designation from RS20 to RS3.3 for the 9.4 - acre site. The Land Use is being revised with a companion application to Mid-Level Intensity Suburban Neighborhood to allow this zone change request. The proposed community is a 61-lot single-family residential subdivision on approximately 9.4± acres with an overall density of 6.47 dwelling units per acre (du/ac). The proposed site plan allows for a transition of density with a section of larger lots along the west boundary and RS3.3 zoning.

South of the proposed site is the existing Landberg Avenue. South of Landberg Avenue there are two APN: 176-27-501-021, -022 zoned RS20 with planned land use of Neighborhood Commercial (NC). Also, south of the proposed site and along a portion of the western property line of the proposed site is a vacant lot: APN 176-27-501-026 which is zoned RS20 with a Land Use of Ranch Estate Neighborhood. To the west of the proposed site is a vacant lot: APN 176-22-801-008 with

RS20 zoning and Land Use of Ranch Estate Neighborhood. Rosanna Street will be a public street that runs the length of the western side of the proposed site. To the east of the proposed site is the existing Rainbow Boulevard. North of the proposed site is a vacant lot APN: 176-228-010-022 zoned RS20 and designated Land use of Ranch Estate Neighborhood. Also north of the proposed site is APN 176-22-801-005 an existing single-family residence with RS20 zoning and planned Land Use of Neighborhood Commercial.

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Georgia Dunkerly, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services



01/07/25 PC AGENDA SHEET

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**VS-24-0668-LANDBERG LAND INVESTORS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Landberg Avenue and Gary Avenue and between Rosanna Street and Rainbow Boulevard within Enterprise (description on file). JJ/hw/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

176-22-801-009 ptn; 176-27-501-007 ptn; 176-27-501-008 ptn; 176-27-501-014 through 176-27-501-015; 176-22-801-010 ptn

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of government patent easements, portions of BLM right-of-way grants, and a portion of a drainage easement. The government patent easements to be vacated include 33 foot wide portions along the southern property line of APN 176-22-801-009; the northern, southern, and eastern portions of APN 176-27-501-007; the southern and western portions of APN 176-27-501-008; and the northern and eastern portions of APN 176-27-501-014 all south of the existing 70 foot wide public drainage easement running through the property. Additional government patent easements to be vacated include a 9 foot wide portion along the western property line of APNs 176-22-801-009, 176-27-501-007, and 176-27-501-014; an 8 foot wide portion along the southern property line of APN 176-27-501-014; and a 20 foot wide portion along the eastern property of APN 176-27-501-015. Three BLM right-of-way grants are also proposed to be vacated. These include a 75 foot wide and 90 foot long grant located in the northeast corner of APN 176-27-501-015 and two identical 5 foot wide grants located along the southern portion of APN 176-27-501-015. A 5 foot wide portion of Landberg Avenue is also proposed to be vacated along the southern portion of APN 176-27-501-015. Finally, a 485 square foot portion of the existing public drainage easement is proposed to be vacated in the southeast corner of APN 176-27-501-008. The applicant indicates the vacation of the patent easements, drainage easement, and BLM right-of-way grant are necessary for the development of the site and are no longer needed.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-22-0055	Vacated and abandoned government patent easements	Approved by BCC	April 2022

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0045	Reclassified the site from R-E to C-1 for a vehicle rental and sales facility.	Approved by BCC	April 2022
NZC-17-0277	Reclassified the site from R-E to C-2 (reduced to C-1) for a shopping center - expired	Approved by BCC	August 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac); Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Neighborhood Commercial	RS20	Union Pacific Railroad Line; drainage channel, and undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 & RS20 (RNP-NPO)	Undeveloped
East	Business Employment	RS20 & IP	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

**Related Applications**

Application Number	Request
PA-24-700035	A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN), Compact Neighborhood (CN), and Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0669	A zone change to reclassify the site from the RS20 zone to the RS3.3 zone is a companion item on this agenda.
WS-24-0670	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-24-500145	A tentative map for a 61 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 easements and right-of-way that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2025 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:****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 55 feet to the back of curb for Rainbow Boulevard, 25 feet for Landberg Avenue, 24 feet for Rosanna Street and associated spandrels;
- Coordinate with Public Works - Design Division for the Blue Diamond Railroad Channel and the Rainbow Boulevard improvement projects;
- Dedicate any right-of-way and easements necessary for the Blue Diamond Railroad Channel and the Rainbow Boulevard improvement projects;
- 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 and for the above mentioned improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the above mentioned improvement projects;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

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

- No objection.

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

**APPLICANT:** PN II, INC.

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

DRAFT



# Department of Comprehensive Planning Application Form

# 20A

ASSESSOR PARCEL #(s): 176-22-801-009, 176-22-801-010, 176-27-501-007, 176-27-501-008, 176-27-501-014, 176-27-501-015

PROPERTY ADDRESS/ CROSS STREETS: Rainbow Road / Landberg Ave

### DETAILED SUMMARY PROJECT DESCRIPTION

**Request for Tentative Map, Waiver, Design Review, Zone Change and Vacation applications.**

### PROPERTY OWNER INFORMATION

NAME: LANDBERG LAND INVESTORS L L C  
ADDRESS: 10801 W Charleston Blvd #170  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702.349.7002 CELL \_\_\_\_\_ EMAIL: icurran@prospectstcap.com

### APPLICANT INFORMATION

NAME: PN II, Inc.  
ADDRESS: 7255 S. Tenaya Way. Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.804.7554 CELL \_\_\_\_\_ EMAIL: kendra.saffie@pulte.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.284.5300 CELL \_\_\_\_\_ EMAIL: lproc@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.

Scott Goldstein  
Property Owner (Signature)\*

Scott Goldstein  
Property Owner (Print)

11/04/2024  
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 checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) VS-24-0668

ACCEPTED BY WU

PC MEETING DATE 01/07/25

DATE 11/12/24

BCC MEETING DATE 02/05/25

\$1,700

TAB/CAC LOCATION Enterprise

DATE 12/11/24

October 29, 2024

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

**Re: Rainbow Landberg, a 61 Lot Residential Subdivision  
Justification Letter for Vacation & Abandonment of Easements and Right of Way  
Westwood Project No. PUL2303-000**

To whom it may concern:

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

The project site associated with this request is approximately 9.4± gross acres and covers portions of APN 176- 22-801-009, 176-27-501-007, and -008, as well as the entirety of APNs -014 and -015. It is located in a portion of Section 22, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada and Section 27, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 61 lots with a gross density of 6.47 dwelling units/acre.

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

Vacation No. 1 includes portions of the south and west 33.0' of the patent easement No. 116075 within APN: 176-22-801-009.

Vacation No. 2 includes the 33.0' north, east, and south, and the west 9.0' of patent easement No. 1218150. (OR:20220415:01925), excepting the northeast corner of the easement that is cut off by the project boundary.

Vacation 3 has been removed from this application due to changes with the project boundary.

Vacation 4 includes portions of south and west 33.0' of patent easement No. 1192200 (OR:456:367696).

Vacation No. 5 includes the north and east 33.0', the south 8.0', and the west 9.0' of the patent easement No. 1216850 along APN: 176-27-501-014.

Planner  
Copy  
VS-21-0108

Vacation No. 6 includes a 90.0' X 75.0' of the 130.0' of BLM right-of-way grant N-39887 together with 5.0' of the same grant along Landberg Avenue (OR:2084:2043138).

Vacation No. 7 includes the south 5.0' of the BLM right-of-way grant N-63015 along Landberg Avenue on APN: 176-27-501-015 (OR: 990222:02445).

Vacation No. 8 includes the 20.0' patent easement No. 27-2003-0097 (OR:20030814:00268) along Rainbow Boulevard.

Vacation No. 9 includes a small portion of the 40.0' drainage easement along Rainbow Boulevard associated with OR:20201130:03532.

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

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Georgia Dunkerly, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services

**PUBLIC HEARING**

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

**WS-24-0670-LANDBERG LAND INVESTORS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase accessory structure height; 2) full off-site improvements including drainage study and compliance; and 3) reduce street dedication on 14.56 acres.

**DESIGN REVIEW** for a single-family detached residential subdivision on a 13.75 acre portion of 14.56 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone.

Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise. JJ/hw/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-22-801-009 ptn; 176-27-501-007 ptn; 176-27-501-008 ptn; 176-27-501-014 through 176-27-501-015; 176-22-801-010 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of detached accessory RV garages to 21 feet where 14 feet is the maximum height permitted per Section 30.02.07B (a 50% increase).
2.
  - a. Off-site improvements (Streetlights) along Rosanna Street and Landberg Avenue where streetlights are required per Section 30.04.08C.
  - b. Allow an attached sidewalk along Rosanna Street where a detached sidewalk is required per Section 30.04.08C.
  - c. Waive full off-site improvements (curb, gutter, streetlights, sidewalk, and partial paving) along Rainbow Boulevard, Landberg Avenue, and Rosanna Street where off-site improvements are required per Section 30.04.08C.
  - d. Waive drainage study and compliance in conjunction with a minor subdivision map where required by Section 30.06.09E.
3. Reduce the width of a quarter section line street (Rosanna Street) to 48 feet where 60 feet is the minimum per Section 30.04.08D (a 20% reduction).

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 9.43 (subdivision)/13.75 (overall tentative map)/14.54 (overall site)



- Project Type: Single-family detached residential subdivision
- Number of Lots: 61
- Density (du/ac): 6.47
- Minimum/Maximum Lot Size (square feet): 3,325/10,731
- Number of Stories: 2
- Building Height (feet): 23.5 (minimum)/30 (maximum)/21 (RV garages)
- Square Feet: 2,136 (minimum)/6,138 (maximum)/1,000 (RV garages)

#### Site Plan

The plan depicts a 61 lot single-family detached residential subdivision located on the northwest corner of Rainbow Boulevard and Landberg Avenue. The plans show that the overall subdivision site is the 9.43 acres that is directly southwest of an existing 200 foot wide Union Pacific Railroad easement and an adjacent 70 foot wide flood channel. The subdivision is being split off from a larger 12.08 acre site due to these existing easements. This will result in a density for the subdivision site of 6.47 dwelling units per acre. The development will consist of 2 general lot types, a larger 98 foot wide by 106 foot long lot and a 35 foot wide by 95 foot long lot. The larger lots will range in size from 10,388 square feet up to 10,731 square feet and will be located along the portion of the subdivision that will front Rosanna Street. There will be 8 of these larger lots and will generally serve to transition the subdivision to the higher density smaller lots to the east from the RNP lots to the west. The smaller lots will range in size from 3,325 square feet up to 7,290 square feet with the 53 smaller lots all located to the east of the larger lots along Rosanna Street. The subdivision will take access from both a public and private street. The smaller lots in the eastern portion of the site will have access from a network of internal 42 foot wide private streets. These private streets will take access themselves from Landberg Avenue with a main north-south street running the length of the subdivision with 2 smaller east-west streets extending off to the east of the main private street. The private streets will all have attached sidewalks on one side with the north-south street also having dedicated on-street parking locations. All private streets will terminate in a cul-de-sac. The larger lots will directly front Rosanna Street which will be developed as a 48 foot wide public residential local street. Rosanna Street will have an attached sidewalk along the lots included within the 48 feet. The plans also show a total of 135 parking spaces are required for the subdivision with 244 spaces being provided within the garages and driveways along with 13 on-street stalls.

#### Landscaping

The landscape plan depicts street landscaping provided along Rainbow Boulevard and Landberg Avenue. Along both streets, a 15 foot wide landscape area has been provided within proposed common elements. The 15 foot wide landscape area consists of a 5 foot wide landscape strip along the street, followed by a 5 foot wide detached sidewalk, and then followed by another 5 foot wide landscape area. The plans show the landscape area will contain large trees, as defined by Title 30, staggered on each side of the sidewalk with a tree every 30 feet on center. Overall, a total of 39 trees are provided along the streets, 24 trees along Landberg Avenue and 15 trees along Rainbow Boulevard, where 28 trees are required. No trees are required along the Rosanna Street frontage. Additionally, 5 trees have been placed within internal landscape strips to screen on-street parking from adjacent homes.

### Elevations & Floor Plans

The elevations and floor plans show there are separate models provided for the different lot sizes. For the smaller lots, there are 4 different floor plan models with 3 different possible exterior designs for the homes. Each exterior corresponds with either a Spanish colonial, Tuscan/Italian, or Prairie/Craftsman style. All models are 2 stories and 23.5 feet tall, 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, various shutter styles, and significant fenestration are shown.

For the larger lots, there are 2 different floor plan models with 3 different possible exterior designs for the homes. Each exterior corresponds with either a Modern, Contemporary, or Prairie/Craftsman style. All models are 2 stories and 30 feet tall, 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, various shutter styles, and significant fenestration are shown. The larger lots also have the option of a detached RV garage, which is shown with a pitched shingle roof and painted stucco. The RV garage is shown to be 21 feet tall.

### Floor Plan

The models for the smaller lots are shown to range in size from 2,136 square feet up to 2,636 square feet, including garage, porch, and optional spaces, spread across 2 stories, while the models for the larger lots range in size from 5,936 square feet up to 6,138 square feet. 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. The RV garages are shown to have an open interior space totaling 1,000 square feet.

### Applicant's Justification

The applicant indicates the proposed subdivision will consist of 61 lots that will be comprised of 2 sized lots with 6 different possible floor plans. The proposed subdivision will be 2 stories with the target buyer being established families and next gen/upgrading home buyers. The applicant further indicates the increased accessory structure height is needed as the detached garages will serve as RV garages and will need to be taller to accommodate larger vehicles. They also state the homes on the site will be 2 stories so the garages will be complementary to the homes.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-22-0055	Vacated and abandoned government patent easements.	Approved by BCC	April 2022
NZC-22-0045	Reclassified the site from R-E to C-1 for a vehicle rental and sales facility.	Approved by BCC	April 2022
NZC-17-0277	Reclassified the site from R-E to C-2 (reduced to C-1) for a shopping center – expired	Approved by BCC	August 2017

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac); Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Neighborhood Commercial	RS20	Union Pacific Railroad Line; drainage channel; & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 & RS20 (RNP-NPO)	Undeveloped
East	Business Employment	RS20 & IP	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-24-700035	A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN), Compact Neighborhood (CN), and Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0669	A zone change to reclassify the site from the RS20 zone to the RS3.3 zone is a companion item on this agenda.
VS-24-0668	A vacation and abandonment for government patent easements, a drainage easement, and BLM right-of-way grants is a companion item on this agenda.
TM-24-500145	A tentative map for a 61 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

### Waiver of Development Standards #1

The purpose of reviewing waivers for increased height, especially for accessory structures, is to assure the proposed structures will be compatible with on-site development as well as development in the surrounding area. In this case, the proposed accessory RV garage will be exclusively available as an option for the larger lots on the site. The plans show the RV garages will be architecturally compatible with the primary structures on the large lots and will be setback per Code. The accessory RV garages will generally be shorter than the proposed houses by about 7 feet. The RV garages are also shown to be well over the required separation from the primary residence. The proposed RV garages should not create an over massing on the site or create a visual burden due to the increased height. The RV garage will also be shorter and have a similar design to the homes on the smaller lots as well. Finally, the proposed RV garages will be a similar size and height to garages that are typically found within the RNP area. For these reasons, staff could support the increased height of the garages, but since staff is not supporting the other waivers of development standards, staff cannot support this request.

### Design Review

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

The single-family subdivision is proposing a variety of different housing options that are interesting stylistically and are relatively different in style, which should keep the streetscape interesting. The different house plans provide for a variety of possible housing options and needs. The homes are similar in scale and size to similar developments with larger lots abutting the more rural RNP area creating a buffer between the higher density eastern portion of the subdivision and the larger lot RNP area. The materials and colors used are typical of residential development within the southwestern United States. The site is well parked with 4 spaces provided for each lot. The landscaping along the street is sufficient to shade the provided detached sidewalk reducing heat islands effects. Additionally, the internal landscaping should also help to prevent any disturbance from on-street parking. Finally, the proposed single-family subdivision will support Master Plan Policies 1.1.1 and 1.3.2, which all support the development of compatible residential developments that expands the mix of housing types within the Las Vegas Valley. For these reason, staff could support the design review; however, since staff is not supporting the waivers of development standards and the accompanying zone change, staff is unable to support this request.

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

#### Waiver of Development Standards #2a & #2b

Staff cannot support the request to not install streetlights along Rosanna Street and Landberg Avenue. Streetlights not only provide safety for motorists, but they also assist in improving security. Additionally, staff finds that with new technology, the light pollution from the streetlights can be mitigated so that the light does not impede into the adjacent parcels.

### Waiver of Development Standards #2c

Staff cannot support the request to not install detached sidewalks along Rosanna Street. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

### Waiver of Development Standards #3

Staff has no objection to the reduction of Rosanna Street. With the Railroad and drainage channel to the North, Rosanna Street should see minimal traffic. However, since staff cannot support in its entirety, staff cannot support this request.

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2025 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Expunge NZC-22-0045;
- 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 on Rainbow Boulevard;
- Full off-site improvements except streetlights on Rosanna Street and Landberg Avenue;
- Install conduit and pull boxes for streetlights;
- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard, 25 feet for Landberg Avenue, 24 feet for Rosanna Street and associated spandrels;

- Coordinate with Public Works - Design Division for the Blue Diamond Railroad Channel and the Rainbow Boulevard improvement projects;
- Dedicate any right-of-way and easements necessary for the Blue Diamond Railroad Channel and the Rainbow Boulevard improvement projects;
- 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 and for the above mentioned improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the above mentioned improvement projects;
- 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.

**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 #0242-2024 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC.

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



# Department of Comprehensive Planning Application Form

# 21A

ASSESSOR PARCEL #(s): 176-22-801-009, 176-22-801-010, 176-27-501-007, 176-27-501-008, 176-27-501-014, 176-27-501-015

PROPERTY ADDRESS/ CROSS STREETS: Rainbow Road / Landberg Ave

### DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Waiver, Design Review, Zone Change and Vacation applications.

### PROPERTY OWNER INFORMATION

NAME: LANDBERG LAND INVESTORS L L C  
ADDRESS: 10801 W Charleston Blvd #170  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702.349.7002 CELL: \_\_\_\_\_ EMAIL: icurran@prospectstcap.com

### APPLICANT INFORMATION

NAME: PN II, Inc.  
ADDRESS: 7255 S. Tenaya Way, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.804.7554 CELL: \_\_\_\_\_ EMAIL: kendra.saffie@pulte.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak  
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.

Scott Goldstein  
Property Owner (Signature)\*

Scott Goldstein  
Property Owner (Print)

11/04/2024  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0670

ACCEPTED BY [Signature]

PC MEETING DATE 01/07/25

DATE 11/12/24

BCC MEETING DATE 02/05/25

11,800

TAB/CAC LOCATION Enterprise

DATE 12/11/24

# Planner Copy

November 12, 2024

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

**Re: Rainbow Landberg, a 61 Lot Residential Subdivision  
Justification Letter for Design Review and Wavier of Development Standards  
Westwood Project No. PUL2303-000**

To whom it may concern:

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

The project site associated with this request is approximately 9.4± gross acres and covers a portions of APN 176-22-801-009, 176-27-501-007, and -008, and the entirety of APNs -014 and -015. It is located in a portion of Section 22, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada and Section 27, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 61 lots with a gross density of 6.47 dwelling units/acre.

### Design Review

The proposed community is a residential subdivision with 61 single family homes on approximately 9.4± gross acres. The gross density will be approximately 6.47 du/ac. In this development, PN, II will offer six different housing plans with three separate elevations per plan. Two housing plans will be offered for lots 1-8 which are the larger, buffer lots. These homes are both two-story plans with detached RV garages. These plans range from 5,936 max square feet to 6,138 max square feet. Four housing plans will be offered for lots 9-61, and these plans will be two-story plans ranging from 2,162 square feet to 2,814 square feet. The target buyer being established families and next gen upgraded home buyers.

### Tentative Map

The lack of two access points for the proposed subdivision is justified due to the layout of the property with the UPRR easement and the drainage channel running through the site to the north, there cannot be an entrance there. Also, Rainbow is an arterial street, therefore, there cannot be an entrance there. Along Rosanna, the larger lots are there to provide a buffer to the west, therefore it is not ideal to provide an access point there. For these reasons, we believe the proposed access point is acceptable.



## **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 30.04.08 – Public Works Development Standards, Subsection D – Dedication of Right-of-Way**

**Standard:** 30.04.08D.1 (Table 3.0.1-14 Right-of-Way Widths) Collectors and Quarter Section Lines are to be 60 to 80 feet or more, or as designated on the Transportation Maps of the Master Plan

**Waiver Request:** Allow Rosanna Street to be dedicated as a 48.0' residential street section with attached sidewalk.

**Justification:** This request is to allow Rosanna Street to be dedicated as a 48.0' right-of-way. This street will remain public, but will be classified as a residential street, assuming that the parcels west of Rosanna will be developed as residential in the future. Rosanna will not extend north of this development because of the railroad tracks, therefore the extra width for capacity is not necessary.

### **2. Section 30.02.07 – RS3.3: Residential Single-Family 3.3, Subsection B – Standards**

**Standard:** 30.02.07.B.D Accessory Structure Height The maximum acceptable height for an accessory structure is 14.0' within RS3.3

**Waiver Request:** Allow an RV garage with a height of 21.0' along Rosanna Street

**Justification:** This request is to allow garages on Lots 1 through 8. These garages are 21.0' in height and are intended for RVs, therefore they must be a certain height. The homes on these lots are 2-stories, therefore the 21.0' high RV garages will be complimentary to the homes.

### **3. Section 30.06.09 – Subdivision/Public Works Procedures, Subsection 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:** Allow the deferral of off-site improvements plans (for Rainbow Blvd and Landberg Ave) and Technical Drainage Study to be submitted with the major subdivision map associated with the project.

**Justification:** This request is to help expedite the processing of the proposed parcel map, which is being processed to combine the current six (6) lots and re-subdivide them into three (3) lots that will be in line with the phasing of the project. It is not the intention of the applicant to avoid the development obligation to provide full off-site improvements and a Technical Drainage Study, but to process them with the major subdivision map instead of the parcel map.

**4. Uniform Standard Drawings Clark County Area – Dwg. No. 303.S1 Streetlight Locations at Intersections 100' or Greater/60' Right-of-Way**

**Standard:** CCAUSD Dwg. No 303.S1 Streetlight spacing along a 60.0' right-of-way

**Waiver Request:** Allow the absence of streetlights along Landberg Avenue Rosanna Street.

**Justification:** This request is to waive the installation of streetlights along Landberg Avenue and Rosanna Street. A streetlight will be placed at the corner of Rainbow Blvd. and Landberg Ave. 1.0' away from the BCR on Landberg Ave., however, they will not continue to the west. This will allow Landberg Ave. to be used as a transition into the existing rural developments to the west, as not to increase the light pollution in this area. Rosanna Street is proposed to be dedicated as a 48.0' residential street section, therefore, we believe this request is appropriate.

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Georgia Dunkerly, Graduate Engineer

Cc: Kendra Saffle, PN II, INC  
Mariah Prunchak, Westwood Professional Services

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-24-500145-LANDBERG LAND INVESTORS, LLC:**

**TENTATIVE MAP** consisting of 61 lots and common lots on a 13.75 acres portion of a 14.56 acre site in an RS3.3 (Residential Single-Family 3.3) Zone & an RS20 (Residential Single-Family 20) Zone.

Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise. JJ/hw/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

176-22-801-009 ptn; 176-27-501-007 ptn; 176-27-501-008 ptn; 176-27-501-014 through 176-27-501-015; 176-22-801-010 ptn

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 9.43 (subdivision)/13.75 (overall tentative map)/14.54 (overall site)
- Project Type: Single-family detached residential subdivision
- Number of Lots: 61
- Density (du/ac): 6.47
- Minimum/Maximum Lot Size (square feet): 3,325/10,731

**Project Description**

The site plan depicts a 61 lot single-family detached residential subdivision located on the northwest corner of Rainbow Boulevard and Landberg Avenue. The plans show that the overall subdivision site is the 9.43 acres that is directly southwest of an existing 200 foot wide Union Pacific Railroad easement and an adjacent 70 foot wide flood channel. The is being split off from a larger 12.08 acre site due to these existing easements. This will result in a density for the subdivision site of 6.47 dwelling units per acre. The development will consist of 2 general lot types, a larger 98 foot wide by 106 foot long lot and a 35 foot wide by 95 foot long lot. The larger lots will range is size from 10,388 square feet up to 10,731 square feet and will be located along the portion of the subdivision that will front Rosanna Street. There will be 8 of these larger lots and will generally serve to transition the subdivision to the higher density smaller lots to the east from the RNP lots to the west. The smaller lots will range in size from 3,325 square feet up to 7,290 square feet with the 53 smaller lots all located to the east of the larger lots along Rosanna Street. The subdivision will take access from both a public and private street. The smaller lots in the eastern portion of the site will have access from a network of internal 42 foot wide private streets. These private streets will take access themselves from Landberg Avenue

with a main north-south street running the length of the subdivision with 2 smaller east-west streets extending off to the east of the main private street. The private streets will all have attached sidewalks on 1 side with the north-south street also having dedicated on-street parking locations. All private streets will terminate in a cul-de-sac. The larger lots will directly front Rosanna Street which will be developed as a 48 foot wide public residential local street. Rosanna Street will have an attached sidewalk along the lots included within the 48 feet.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-22-0055	Vacated and abandoned government patent easements	Approved by BCC	April 2022
NZC-22-0045	Reclassified the site from R-E to C-1 zoning for a vehicle rental and sales facility.	Approved by BCC	April 2022
NZC-17-0277	Reclassified the site from R-E to C-2 (reduced to C-1) zoning for a shopping center - expired	Approved by BCC	August 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac); Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Neighborhood Commercial	RS20	Union Pacific Railroad Line; drainage channel; & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 & RS20 (RNP-NPO)	Undeveloped
East	Business Employment	RS20 & IP	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

**Related Applications**

Application Number	Request
PA-24-700035	A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN), Compact Neighborhood (CN), and Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0669	A zone change to reclassify the site from the RS20 zone to the RS3.3 zone is a companion item on this agenda.
WS-24-0670	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-24-0668	A vacation and abandonment for government patent easements, a drainage easement, and BLM right-of-way grants is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

The plans depict a residential subdivision similar in density and lot sizes to other subdivisions of a similar nature. The subdivision proposes a transition between the RNP area to the west and the higher density areas of the proposed subdivisions with 10,000 square foot lots along Rosanna Street. The street network allows for sufficient access to each lot and will terminate in a cul-de-sac. The lots are accessible from internal private streets and external residential local public streets. There are rows of lots on each side of the streets and no double frontage lots, as common lots are used to separate lots from secondary frontages. There is no significant grading occurring that will impact the surrounding development and no significant retaining walls proposed on the site. The lot sizes and density of the subdivision are compliant with the proposed zoning and Master Plan designations. Staff, however, finds this request does not meet the tentative map requirements and standards for approval as outlined in Title 30 due to the denial of the accompanying zone change and design review. As a result, staff cannot support this request.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2025 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard;
- Full off-site improvements except streetlights on Rosanna Street and Landberg Avenue;
- Install conduit and pull boxes for streetlights;
- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard, 25 feet for Landberg Avenue, 24 feet for Rosanna Street and associated spandrels;

- Coordinate with Public Works - Design Division for the Blue Diamond Railroad Channel and the Rainbow Boulevard improvement projects;
- Dedicate any right-of-way and easements necessary for the Blue Diamond Railroad Channel and the Rainbow Boulevard improvement projects;
- 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 and for the above mentioned improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the above mentioned improvement projects;
- 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;
- All streets shall have approved street names and suffixes.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0242-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC.

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



# Department of Comprehensive Planning Application Form

# 22A

ASSESSOR PARCEL #(s): 176-22-801-009, 176-22-801-010, 176-27-501-007, 176-27-501-008, 176-27-501-014, 176-27-501-015

PROPERTY ADDRESS/ CROSS STREETS: Rainbow Road / Landberg Ave

### DETAILED SUMMARY PROJECT DESCRIPTION

**Request for Tentative Map, Waiver, Design Review, Zone Change and Vacation applications.**

### PROPERTY OWNER INFORMATION

NAME: LANDBERG LAND INVESTORS L L C  
ADDRESS: 10801 W Charleston Blvd #170  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702.349.7002 CELL \_\_\_\_\_ EMAIL: icurran@prospectstcap.com

### APPLICANT INFORMATION

NAME: PN II, Inc.  
ADDRESS: 7255 S. Tenaya Way, Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.804.7554 CELL \_\_\_\_\_ EMAIL: kendra.saffie@pulte.com

### CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.284.5300 CELL \_\_\_\_\_ EMAIL: hproc@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.

Scott Goldstein  
Property Owner (Signature)\*

Scott Goldstein  
Property Owner (Print)

11/04/2024  
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 checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) TM-24-500145  
PC MEETING DATE 01107125  
BCC MEETING DATE 02105125  
TAB/CAC LOCATION Enter phase

ACCEPTED BY [Signature]  
DATE 11/12/24  
\$750

DATE 12/11/24

**PUBLIC HEARING**

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

**ET-24-400131 (ZC-22-0606)-B-R OVATION LIMITED PARTNERSHIP:**

**USE PERMIT FIRST EXTENSION OF TIME** for a multi-family residential development (senior housing).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce throat depth; 3) reduce setback for decorative fence; and 4) increase wall height.

**DESIGN REVIEW** for a multi-family residential development on 12.2 acres in an CR (Commercial Resort) Zone.

Generally located on the north side of Bruner Avenue and the west side of Parvin Street (alignment) within Enterprise (description on file). MN/my/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

191-05-801-013 through 191-05-801-015

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Increase building height to 70 feet where 50 feet is allowed for Phase 1 per Table 30.40-7 (a 40% increase).
- b. Increase building height to 59 feet where 50 feet is allowed for Phase 2 per Table 30.40-7 (a 14% increase).
2. Reduce throat depth to 126 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 16% reduction).
3. Allow a 6 foot high decorative fence along Ensworth Street which is not set back 6 feet for landscaping where required per Figure 30.64-10.
4. Increase wall height to 10 feet (4 feet of retaining wall and 6 feet of screen wall) where 9 feet (3 feet of retaining wall and 6 feet of screen wall) is the maximum allowed per Section 30.64.050 (an 11% increase).

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A, 12085 Ensworth Street, & 12015 Ensworth Street
- Site Acreage: 12.2 (design review)/5 (zone change)
- Number of Units: 446 (both phases)



- Density (du/ac): 37
- Project Type: Multi-family residential
- Number of Stories: 4
- Building Height (feet): 70 (Phase 1)/59 (Phase 2)
- Open Space Required/Provided: 25,800/33,900 (Phase 1)/19,600/19,600 (Phase 2)
- Parking Required/Provided: 448/449 (Phase 1)/196/235 (Phase 2)

Site Plans & History

Phase 1 of this multi-family project was approved by ZC-21-0193 for the western 7.2 acre portion of the project and includes APNs 191-05-801-013 and 191-05-801-014. The Board of County Commissioners approved this application at their June 16, 2021 hearing. The approval of ZC-21-0193 allowed for a conforming zone change to H-1 and the development of a 258 unit multi-family development on the approved site adjacent to this application.

The zone change portion of this approved application represents Phase 2 of a multi-family residential development. The project (Phase 2) is located on approximately 5 acres of the overall 12.2 acres of combined properties located at the northeast corner of I-15 and Bruner Avenue in Clark County, Nevada.

The approved plans for Phase 2 depict a proposed 4 story multi-family residential building with 196 units and includes common areas. The applicant has a drive aisle that circulates around the site. The site complies 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.

The applicant previously proposed minor changes to the approved Phase 1 site plan; and therefore, the applicant had requested an amended design review as part of this application to have 1 overall plan for both phases. The minor changes are as follows for Phase 1 of the project (ZC-21-0193):

- The total number of units decreased from 258 to 250.
- The original design was for 1 building that was 70 feet tall and configured in a G shape. The redesign contains 2 buildings. Building 1 is 5 stories and approximately 70 feet in height with a total of 137 units. Building 2 is 4 stories and approximately 59 feet in height with a total of 113 units for a total of 250 units.
- The entrance to the approved site (ZC-21-0193) remained from the private drive connecting to Bruner Avenue but is located over both APNs: 191-05-801-014 and 191-05-801-015. The relocation of the private drive provides access to both parcels.

Landscaping

A 6 foot wide area is located along the north property line of Phase 2 with fingers extending into the parking lot as shown on the plans. Trees are not provided along the western property line due to a 24 inch water line in this specific area. A 6 foot landscape strip is provided along Bruner Avenue with detached sidewalks. Internal to the site, parking lot landscaping consists of landscape fingers with a ratio that is less than 1 for every 6 parking spaces, which necessitates a waiver of development standards per Figure 30.64-14. The waiver for Phase 1 (ZC-21-0193) was

approved; however, with the combination of both Phases, a new waiver must be approved for parking lot landscaping per Figure 30.64-14 for the entire project.

The previously approved application for Phase 1 includes a 6 foot wide landscape area that is located along the north property line with fingers extending into the parking lot. In addition, a 10 foot high wall (4 feet of retaining wall with a 6 foot screen wall) is located on the northern property line. Perimeter landscaping on other parts of the site include a 15 foot wide landscape area along the west property line adjacent to I-15, and a 6 foot wide landscape strip with a detached sidewalk and a 5 foot wide landscape strip along Bruner Avenue to the south. A 6 foot landscape strip is provided along Parvin Street; however, the decorative fence is located on the property line, rather than set back 6 feet from the property line, behind the landscaping as required by Code. Since this application is combining both phases, the increased wall height and decorative setback were included in the prior request.

#### Elevations

Approved Phase 2 elevations depicted a 4 story multi-family residential building with off-set surface planes to reduce the visual mass of the building. Maximum height is approximately 59 feet to the top of several decorative roof elements on portions of the building. Exterior materials include painted stucco, stone veneer, metal railing, glazing, and garage doors.

Phase 1 includes a 5 story multi-family residential building with off-set surface planes to reduce the visual mass of the building. Maximum height is approximately 70 feet to the top of several decorative roof elements on portions of the building; however, most of the building is approximately 61 feet tall to the top of the parapet walls along the roofline. Exterior materials include painted stucco, stone veneer, metal railing, glazing, and garage doors.

#### Floor Plans

Approved residential options for Phase 2 included 122 studio and 1 bedroom units, and 74, two bedroom units. Phase 1 includes 146, one bedroom and 104, two bedroom units. Other portions of the building include a leasing office, multiple purpose room, demonstration kitchen, and fitness center.

#### Signage

Signage was not a part of the previous request.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-22-0606:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Expunge ZC-21-0193;
- 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 a lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

**Public Works - Development Review**

- When required by Public Works – Development Review, the applicant or owner shall vacate a portion of Grand Mosaic Street to accommodate the realignment of Parvin Street at Bruner Avenue adjacent to the northeast portion of the Las Vegas Boulevard and Saint Rose Parkway Phase 1A subdivision, remove the improvements from the vacated area, and work with the Las Vegas Boulevard and Saint Rose Parkway Phase 1A subdivision Homeowners’ Association to determine what private improvements said applicant or owner will be required to install;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet to 60 feet for Parvin Street and associated spandrel.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0136-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**Applicant’s Justification**

The applicant states that they have amended their plans and as such need more time to complete their work on the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-22-0606	Zone change, waiver of development standards, and design review for multi-family residential complex	Approved by BCC	January 2023
ZC-21-0193	Reclassified 7.2 acres from H-2 and R-E to H-1 zoning, use permit for multi-family residential use, with waivers for landscaping, decorative fence, increased wall height, alternative driveway geometrics, and design review for multi-family residential and finished grade	Approved by BCC	June 2021
ZC-20-0053	Reclassified the site to R-5 zoning for a multi-family residential development	Withdrawn	May 2020

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-20-0149	Vacated and abandoned easements and right-of-way	Withdrawn	May 2020
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**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM32	Undeveloped
South	Entertainment Mixed-Use	CR	Multi-family residential
East	Open Lands	RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CR (Southern Highlands pco)	Multi-family residential

The subject site is located in 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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has applied for an off-sites permit and completed a drainage study with Public Works. Additionally, this is the first request for an extension of time. As such, staff can support this request.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until January 18, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: JANET GOYER**

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



# Department of Comprehensive Planning Application Form

# 23A

ASSESSOR PARCEL #(s): 191-05-801-013, -014, -015

PROPERTY ADDRESS/ CROSS STREETS: W. Bruner Avenue & N. I-15

### DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for ZC-22-0606 -- includes APN's 191-05-801-013, -014 and -015

### 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: Ovation Contracting, Inc. -- Janet Goyer  
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: Ovation Contracting, Inc. -- Janet Goyer  
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 10/29/2024  
Property Owner (Print) Reinier Santana 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) ET-24-400131 ACCEPTED BY MY  
PL MEETING DATE \_\_\_\_\_ DATE 11/4/24  
B.C.C. MEETING DATE 01/08/25 FEES \$1,400  
TAIR/CAC LOCATION Enterprise DATE 12/11/24 MY  
ET-24-400131  
11/4/2024

October 29, 2024

VIA EMAIL

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

PLANNER  
COPY

**Re: Justification Letter - Ovation Contracting, Inc.  
First Extension of Time for ZC-22-0606  
APN: 191-05-801-013, 014, & 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 12.2 acres of property located at the northeast corner I-15 and Bruner Avenue in Clark County, Nevada. The property is to be developed in two phases:

- Phase I – Phase I is the approximate western 7.2 acres including APNs: 191-05-801-013 & 014 (collectively "Phase I"). Phase I is zoned CR (formerly H-1) by ZC-21-0193 and ZC-22-0606 includes approvals to develop 250 multi-family units.
- Phase II – Phase II is the approximate eastern 5.0 acres including APN: 191-05-801-015 ("Phase II"). ZC-22-0606 rezoned Phase II to CR (formerly H-1). ZC-22-0606 also allows for the development of 196 multi-family units.

Collectively, Phase I and Phase II are referred to as the "Site."

By way of background, on January 18, 2023, the BCC approved ZC-22-0606 allowing the following:

- Phase I – The development of 250 multi-family units. Phase I was previously approved by ZC-21-0193 rezoning Phase I to CR (formerly H-1).
- Phase II – A zone change to CR (formerly H-1) and the development of 196-unit multi-family units.
- The total number of units allowed on the Site is 446.

MY  
ET-24-400131  
11/4/2024

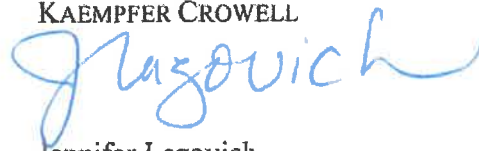
- Special Use Permits to allow for senior housing and multi-family development in a CR (formerly H-1) zoned district.
- The following Waivers of Development Standards for the Site:
  - Increase the building heights to 70-feet and 59-feet, respectively;
  - Reduce parking lot landscaping;
  - Reducing 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 a first extension of time for the Site's approved entitlements. An extension of time is appropriate as the Applicant is finalizing their developments as evident by the amended design review recently submitted for Phase II. Additionally, there have not been any substantial changes in the area. Therefore, an additional two-year extension of time 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

JLL/ajc

PLANNER  
COPY



**PUBLIC HEARING**

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

**WC-24-400053 (ZC-0708-16)-BARTSAS MARY 10, LLC:**

**WAIVERS OF CONDITIONS** of a zone change requiring the following: 1) 8 foot high wall to include metal fencing on top and to be constructed on the eastern property line; and 2) intense landscaping consisting of 4 inch caliper trees to be provided on the south property line in conjunction with an existing shopping center on 5.11 acres in a CG (Commercial General) Zone.

Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/ng (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-33-111-002 through 177-33-111-005

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 10508 Las Vegas Boulevard South, 10520 Las Vegas Boulevard South, 10540 Las Vegas Boulevard South, & 47 Cactus Avenue
- Site Acreage: 5.11
- Project Type: Shopping center
- Number of Stories: 1
- Square Feet: 33,360
- Parking Required/Provided: 134/191

**History & Request**

The site was previously reclassified from H-1 and H-2 to C-2 (now CG) zoning via ZC-0708-16 for a proposed shopping center featuring restaurants, retail, a convenience store, vehicle wash, and gasoline station. At the time of approval, the properties to the east were zoned R-E (RNP-I) and the properties to the south were zoned H-2. Since approval, the applicant has acquired the adjacent properties to the east (APNs 177-33-102-008 and 177-33-102-002), and a Plan Amendment (PA-18-700013) was approved to redesignate the planned land use of these properties to Commercial Neighborhood (now Neighborhood Commercial). The properties to the south have been rezoned to CG (Commercial General) for commercial development via ZC-21-0119. The applicant is now requesting to waive condition of approval requiring an 8 foot high wall to include metal fencing on top along the east property line since the adjacent properties will

ultimately be developed as commercial. The applicant is also requesting to waive a condition requiring intense landscaping consisting of 4 inch caliper trees on the south property line, since the adjacent properties will also be developed as commercial. The applicant is proposing a 7 foot high wall along the east property line and no additional landscaping along the south property line.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-0708-16:

#### Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- 8 foot high wall to include metal fencing on top and to be constructed on the eastern property line;
- Intense landscaping consisting of 4 inch caliper trees to be provided on the south property line;
- Cross access to be provided to the parcel to the south for future development;
- 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 final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval.

#### Public Works - Development Review

- Execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include additional 5 feet to back of curb for Cactus Avenue and associated spandrel;
- Applicant to dedicate the necessary portion of Las Vegas Boulevard South (200 feet);
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.
- Applicant is advised that the installation of detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### Southern Nevada Health District (SNHD) - Septic

- The existing residential septic system located on the property will need to be abandoned in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD has completed a Point of Connection (POC) request for this project; and to please contact the CCWRD at sewerlocation@cleanwaterteam.com and reference POC Tracking #000578-2016.

Applicant's Justification

The applicant states that the conditions of approval requiring an 8 foot high wall with metal fencing along the east property line and intense landscaping consisting of 4 inch caliper trees along the south property line are no longer necessary due to significant changes in circumstances since approval of the original application. The applicant has purchased the 4 properties to the east side of the subject site, with the planned land use for the northern 2 of the parcels now being commercial. The applicant is proposing a 7 foot high wall without metal fencing along the east property line. The parcels to the south of the site have since been rezoned to commercial and are in process of being developed for a hotel, which means that these properties will not feature a less intensive use. Therefore, the intense landscape buffer is no longer advisable.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-21-500063	1 lot commercial subdivision	Approved by PC	July 2021
UC-0883-17	Reduced setback for a vehicle wash	Approved by PC	December 2017
ZC-0708-16	Reclassified from H-1 and H-2 to C-2 zoning for a shopping center	Approved by BCC	January 2017
VS-0709-16	Vacated and abandoned patent easements and a portion of right-of-way	Approved by BCC	January 2017
UC-0552-14	Shopping center with retail, restaurants, and tavern - expired	Approved by BCC	August 2014
VS-0553-14	Vacated and abandoned patent easements and a portion of right-of-way - expired	Approved by BCC	August 2014
ZC-0739-05	Reclassified from H-2 to H-1 zoning	Approved by BCC	December 2005
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
UC-0391-04	Car wash in conjunction with a previously approved convenience store with gasoline pumps and a fast food restaurant with a drive-thru - expired	Approved by PC	April 2004
UC-1504-99 (ET-0276-02)	Second extension of time for a use permit for a combination convenience store with gasoline pumps and fast food restaurant with a drive-thru - expired	Approved by PC	October 2002

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1504-99 (ET-0380-00)	First extension of time for a use permit for a combination convenience store with gasoline pumps and fast food restaurant with a drive-thru - expired	Approved by PC	November 2000
UC-1504-99	Combination convenience store with gasoline pumps and fast food restaurant with a drive-thru	Approved by PC	November 1999
UC-1814-96	Motel - expired	Denied by PC	December 1996
UC-1215-96	Child care center - expired	Approved by PC	August 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG	Convenience store with vehicle wash & gasoline station & undeveloped
South	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	CG & RS20 (NPO-RNP)	Undeveloped & single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Entertainment Mixed-Use	CR	Undeveloped

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

**Related Applications**

Application Number	Request
WS-24-0662	A waiver of development standards for street landscaping is a related 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**

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

Staff finds that the request to waive the conditions of approval requiring an 8 foot high wall with additional metal fencing on top along the east property line is reasonable since the applicant has acquired the 2 properties adjacent to the east side of the subject site. The northern pair of

properties to the east (APNs 177-33-102-008 and 177-33-102-002) now have a planned land use of Neighborhood Commercial with RS20 zoning per PA-18-700013. Therefore, staff finds that an 8 foot high wall with additional metal fencing on top of the wall is no longer needed adjacent to APN 177-33-102-008. However, the planned land use for the southern pair of parcels (177-33-102-010 and 177-33-102-005) to the east of the subject site remains Ranch Estate Neighborhood, so an 8 foot high wall with additional metal fencing on top is still suitable for the east portion of the subject site adjacent to APN 177-33-102-010. Staff finds the request to waive the condition for an intense landscape buffer consisting of 4 inch caliper trees along the south property line to be reasonable, as the zoning for the properties to the south has changed to commercial and an application for a hotel (ZC-21-0119) has been approved. Thus, the intense landscape buffer along the south property line is no longer necessary. Therefore, staff can support both requests, with the condition that an 8 foot high wall with metal fencing on top is provided along the east property line where adjacent to APN 177-33-102-010.

### **Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions 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:**

#### **Comprehensive Planning**

- Provide an 8 foot high wall with metal fencing on top along the east property line adjacent to APN 177-33-102-010.

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

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** KUSHROW ROOHANI

**CONTACT:** KUSHROW ROOHANI, 9500 HILLWOOD DRIVE, SUITE 201, LAS VEGAS, NV 89134



# Department of Comprehensive Planning Application Form

# 24A

ASSESSOR PARCEL #(s): 177-33-111-002, 003, 004 & 005

PROPERTY ADDRESS/ CROSS STREETS: LAS VEGAS BLVD & CACTUS

**DETAILED SUMMARY PROJECT DESCRIPTION**

*X* Waiving Barb Wire for block wall; reason being there is an opening in the wall for NV Energy to access the site. Also Holiday Inn Express is to south & I have bought & zoned property E + Zoned comm

**PROPERTY OWNER INFORMATION**

NAME: BARTSAS MARY IO, LLC  
 ADDRESS: 10181 PARK RUN, Suite 200  
 CITY: Las Vegas STATE: NV ZIP CODE: 89145  
 TELEPHONE: 702-346-0103 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION (must match online record)**


*X* NAME: Khusrow Roohani  
 ADDRESS: 9500 Hillwood Drive  
 CITY: Las Vegas NV STATE: NV ZIP CODE: 89134 REF CONTACT ID # 169060  
 TELEPHONE: 702-823-2300 CELL: \_\_\_\_\_ EMAIL: seminvalleyrealty@yahoo.com

**CORRESPONDENT INFORMATION (must match online record)**

*X* NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

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

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

 MARY BARTSAS IO, LLC  
 Property Owner (Signature)\* Property Owner (Print) Date SHARON PRUSSE, ANTON HANSEN 5-2-2024

**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 # (s) WC-24-400653

ACCEPTED BY: DD  
 DATE: 05/02/2024  
 FEE: \$800

PC MEETING DATE: X  
 BOA MEETING DATE: 07/03/2024

TAB/CAT LOCATION: Enterprise DATE: 06/12/2024

May 1, 2024

Clark County Department of Comprehensive Planning

500 S. Grand Central Parkway

Las Vegas, NV 89155

WC-24-400053

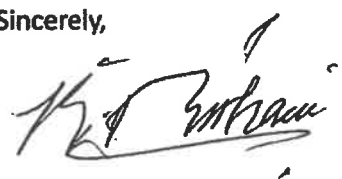
To Whom it May Concern,

On behalf of K. Roohani and Mary Bartsas 10, LLC, the applicant for the referenced shopping center, we are requesting a waiver of conditions on ZC-16-0708. The specific condition is the Current Planning condition #2 that states "8-foot-high wall to include metal fencing on top and to be constructed on the eastern property line." This request is not intended to waive or eliminate the condition but rather to modify the language based on changed circumstances to the sight and adjacent parcels. The subject parcel is 5.1 acres, zoned C-2, and located at the SE corner of Las Vegas Boulevard South and Cactus Avenue. By way of background, the project was originally approved in January 2017, with a number of conditions of approval.

The original condition was imposed on the shopping center request, in part, to minimize impacts to the adjacent RNP properties to the east. Since then, there are changed circumstances that merit a modification to the condition. At the time of the hearing, Mr. Roohani was in the process of acquiring the adjacent parcels directly to the east and one of the parcels is now master planned for commercial uses. Therefore, it is our intent to modify the condition to restrict the height to seven (7) feet and eliminate the metal fencing on top adjacent to the property that is still master planned RNP and eliminate the requirement for the wall adjacent to the parcel that is planned for the commercial development. If the applicant proceeds with a commercial development on the parcel that is master planned for commercial development, the wall will no longer be needed. Therefore, we contend that the condition will no longer fulfill its intended purpose and would request consideration of this request.

*I am also asking the condition for intense landscaping since I already purchased the property to East & zoned commercial & the Object  
Thank you for your consideration. ~~wasn't~~ landscape will no longer needed.*

Sincerely,



K. Roohani

*The south parcel is zoned & ready to build Holiday Inn Express + intense landscaping will not be advisable.*

**PUBLIC HEARING**

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

**WS-24-0662-BARTSAS MARY 10, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) reduce street landscaping;** and **2) allow alternative plant types in conjunction with an existing shopping center on 5.15 acres in a CG (Commercial General) Zone.**

Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-33-111-002 through 177-33-111-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce street landscaping along Las Vegas Boulevard South where 1 large tree every 30 feet is required per Section 30.04.01D.  
b. Reduce street landscaping along Cactus Avenue where 1 large tree every 30 feet is required per Section 30.04.01D.
2. Allow alternative plant types that are not included on the Regional Plant List as required per Section 30.04.01D.

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 10508 Las Vegas Boulevard South, 10520 Las Vegas Boulevard South, 10540 Las Vegas Boulevard South, & 47 E Cactus Avenue
- Site Acreage: 5.15
- Project Type: Shopping center
- Square Feet: 33,019
- Parking Required/Provided: 104/215

**Site Plan, History, & Request**

The site was previously reclassified from H-1 and H-2 to C-2 zoning (now CG) via ZC-0708-16 for a proposed shopping center featuring restaurants, retail, a convenience store, vehicle wash, and gasoline station. Included in ZC-0708-16 were waivers for alternative landscaping along Las Vegas Boulevard South and Cactus Avenue, as well as a waiver to allow non-standard



improvements (landscaping and parking spaces) within the Las Vegas Boulevard South side right-of-way. While the site has largely developed as originally approved, the landscaping that has been installed does not match what was previously approved, and does not meet the requirements of Title 30. The applicant is now requesting waivers of development standards to approve the landscaping as it has been installed.

The site plan depicts an existing shopping center consisting of 6 buildings that are a total of 33,019 square feet. Fuel pumps covered by a gas canopy are located in the northeast portion of the site, adjacent to the convenience store and vehicle wash. The site is accessed via 2 driveways along Las Vegas Boulevard South to the west and 2 driveways along Cactus Avenue to the north. Parking is provided throughout the site and meets the requirements of Title 30.

Landscaping

The plans depict 4 large trees, 23 medium trees, and 266 shrubs along Las Vegas Boulevard South; as well as 4 large trees, 4 medium trees, and 81 shrubs along Cactus Avenue. The width of the street landscape areas is variable, matching the width that was previously approved. The parking lot features landscape finger islands consisting of trees and shrubs, with additional landscaping provided along the buildings and parking areas throughout the site. Large trees spaced 20 feet apart are also provided along the east property line. Numerous tree and shrub species are provided along the streets, some of which are not on the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition's Regional Plant List. There is an existing detached sidewalk along Las Vegas Boulevard South and an existing attached sidewalk along Cactus Avenue.

Applicant's Justification

The applicant states that the property has been landscaped in excess of County standards, but does not conform to the specific requirements of Title 30. The linear street frontage for the northern portion of the site along Cactus Avenue is 462 feet, which would require either 15 large trees or 23 medium trees; the linear street frontage for the western portion of the site along Las Vegas Boulevard South is 352 feet, which would require either 12 large trees or 18 medium trees. The applicant is proposing a total of 27 medium trees and 8 large trees. Additionally, 81 shrubs are required, and the applicant has installed 343 shrubs. The applicant contends that the additional shrubs more than off-set the shortage of trees. The applicant is also requesting to allow species of trees and shrubs that are not included on the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition's Regional Plant List, with the justification that the number of plants provided is far in excess of the County's minimum standards.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-21-500063	1 lot commercial subdivision	Approved by PC	July 2021
UC-0883-17	Reduced setback for a vehicle wash	Approved by PC	December 2017
ZC-0708-16	Reclassified from H-1 and H-2 to C-2 zoning for a shopping center	Approved by BCC	January 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0709-16	Vacated and abandoned patent easements and a portion of right-of-way	Approved by BCC	January 2017
UC-0552-14	Shopping center with retail, restaurants, and tavern - expired	Approved by BCC	August 2014
VS-0553-14	Vacated and abandoned patent easements and a portion of right-of-way - expired	Approved by BCC	August 2014
ZC-0739-05	Reclassified from H-2 to H-1 zoning	Approved by BCC	December 2005
ZC-1026-05	Reclassified from R-E to R-E (RNP-1) zoning	Approved by BCC	October 2005
UC-0391-04	Car wash in conjunction with a previously approved convenience store with gasoline pumps and a fast food restaurant with a drive-thru - expired	Approved by PC	April 2004
UC-1504-99 (ET-0276-02)	Second extension of time for a use permit for a combination convenience store with gasoline pumps and fast food restaurant with a drive-thru - expired	Approved by PC	October 2002
UC-1504-99 (ET-0380-00)	First extension of time for a use permit for a combination convenience store with gasoline pumps and fast food restaurant with a drive-thru - expired	Approved by PC	November 2000
UC-1504-99	Combination convenience store with gasoline pumps and fast food restaurant with a drive-thru	Approved by PC	November 1999
UC-1814-96	Motel - expired	Denied by PC	December 1996
UC-1215-96	Child care center - expired	Approved by PC	August 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG	Convenience store with vehicle wash & gasoline station & undeveloped
South	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	CG & RS20 (NPO-RNP)	Undeveloped & single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Entertainment Mixed-Use	CR	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WC-24-400053 (ZC-0708-16)	A waiver of conditions of a zone change requiring an 8 foot high wall with metal fencing on top along the east property line and an intense landscape buffer along the south property line is a related item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

Staff finds that the applicant has installed various plant types that are not on the Southern Nevada Water Authority and Southern Nevada Regional Planning Coalition's Regional Plant List as required in Title 30. Furthermore, the applicant has installed palm trees on-site, which are prohibited as required landscaping, and thus do not count toward the required landscaping. When accounting for the trees that are permitted by Title 30, the applicant has installed 9 medium trees along Las Vegas Boulevard South and 2 medium trees along Cactus Avenue, which is significantly less than what is required. While staff appreciates the applicant's installation of numerous shrubs to help off-set the tree shortage, staff is nonetheless concerned about the lack of permitted trees along both Las Vegas Boulevard South and Cactus Avenue, as well as the applicant's deviation from the landscaping that was previously approved. For these reasons, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and a tree fee-in-lieu will be required for any required tree 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**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KHUSROW ROOHANI

**CONTACT:** KHUSROW ROOHANI, 9500 HILL WOOD DRIVE, SUITE 201, LAS VEGAS, NV 89134

WS-24-0662



# Department of Comprehensive Planning Application Form

# 25A

ASSESSOR PARCEL #(s): 177-33-111-002, 003, 004, 005

PROPERTY ADDRESS/ CROSS STREETS: SEC Las Vegas Boulevard South & Cactus

### DETAILED SUMMARY PROJECT DESCRIPTION

This is an application for a waiver to development standard to allow for installed non-standard landscaping at the subject property. This is a companion application to WC-24-400053. The non-standard items are described in the justification letter.

### PROPERTY OWNER INFORMATION

NAME: Bartsas Mary 10 LLC  
ADDRESS: 10181 Park Run Drive , Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89145  
TELEPHONE: 702-366-0103 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Khusrow Roohani  
ADDRESS: 9500 Hillwood Drive  
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 169060  
TELEPHONE: 702-823-2300 CELL: \_\_\_\_\_ EMAIL: sevenvalleysrealty@yahoo.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Same as applicant  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

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

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

Sharron Prusse, Manager  
Property Owner (Print)

11-7-2024  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0662

ACCEPTED BY MH

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

DATE 11-14-24

BCC MEETING DATE 1-8-25

FEES 1900

TAB/CAC LOCATION Enterprise

DATE 12-11-24

# 30

# John David Burke, Architect, a Professional Corporation

November 5, 2024

**CLARK COUNTY DEPARTMENT OF CURRENT PLANNING**  
500 South Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, Nevada 89155-3530

WS-24-0662

**Attn: Michael Huling**  
**Re: WC-24-400053, SEC Las Vegas Boulevard & Cactus**  
**Landscape Waiver Application Justification**

As per direction from Planning Staff – in order to move the waiver of condition application WC-24-400053 forward, the applicant is submitting today for the approval of a waiver of landscape development standards. The applicant has previously, in good faith, landscaped the subject property far in excess of County standards – but not literally conforming to all aspects of the standard.

For example, County Title 30 standard prior to January 1, 2024) for street frontage requires:

1. One large tree (at maturity will be 40 feet or higher and have a minimum 20 foot spread) is required for each 30 linear feet of street frontage
2. One medium tree (at maturity will have a minimum 20 foot spread) is required for each 20 linear feet of street frontage
3. One small tree (at maturity will have a less than a 20 foot spread) is required for each 10 linear feet of street frontage
4. These distances may be increased by 10 feet if 24 inch box trees are planted instead of 15 gallon trees

Over the cumulative street frontage of 814 feet, Title 30 would require either 28 large trees or 41 medium trees. As an alternative, the applicant is proposing 27 medium trees 8 large trees. The unity calculation would be  $8/28 + 27/41 = 94.5\%$  of the minimum tree requirement.

However, for the street frontage shrub requirement – cumulatively for the 814' of street frontage, (3) shrubs are required per 30' = 81 shrubs required. Alternatively, the applicant has installed 343 shrubs in the street frontage which is 423% of the minimum shrub requirement. Our justification is that the great overage of shrubs more than offsets the slightly short count of trees.

Also, we're requesting that species of trees and shrubs other than those specified by the SWNA Regional Plant List be allowed. The same justification we're proposing is that the number of plants provided is far in excess of the County minimum standards.

If you have any questions or comments, please call.

Sincerely,



John David Burke, Architect

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0645-32 ACRES, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify residential adjacency standards; and 2) eliminate a portion of landscape buffer.

**DESIGN REVIEWS** for the following: 1) proposed retail and restaurant buildings, and 2) modifications to an approved commercial complex on 3.42 acres in a CG (Commercial General) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Starr Avenue within Enterprise. MN/lm/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-33-401-006

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the setback for a drive-thru to a parcel subject to residential residency standards to 40 feet where 200 feet is required per Section 30.04.06E (an 80% reduction).
  - b. Allow largest structure of multi-building development adjacent to a lot subject to residential residency standards where not permitted per Section 30.04.06G.
  - c. Increase fill height to 6.2 feet where a maximum of 6 feet is allowed to be placed within 20 feet of a shared residential property line per Section 30.04.06F (a 3.3% increase).
2. Eliminate landscape buffer adjacent to existing residences along a portion of the north property line where 15 feet is required per Section 30.04.02C (a 100% reduction).

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 20 E. Starr Avenue
- Site Acreage: 3.42
- Project Type: Retail
- Number of Stories: 1
- Building Height (feet): 20 (retail)/21 (restaurant)
- Square Feet: 10,500 (retail)/2,250 (restaurant)
- Parking Required/Provided:103/110

- Sustainability Required/Provided: 7/7

#### Site History & Request

A zone change to reclassify the site from H-2 to C-2 zoning for a 16,490 square foot retail center consisting of a 4,500 square foot tavern, a convenience store, and a retail pad site was approved by action of ZC-1252-03. Subsequently, WS-0640-16 was approved for a proposed retail center including a tavern on the central pad site with a future pad site on the east side of the center. Additionally, there was a condition for cross access to the parcel to the north which was designated for commercial development at the time of approval. The property to the north was developed as multi-family (NZC-22-0056) and not commercial so cross access was not provided between the sites and is no longer applicable. A convenience store with a gasoline station and vehicle wash was approved on the westerly pad site by action of UC-18-0885. This request is to add an in-line retail building on the easterly pad and a drive-thru restaurant building between the tavern and the proposed retail building.

#### Site Plan

The plans depict a modified site plan for a 10,500 square foot retail building and a 2,250 square foot drive-thru restaurant located within the existing retail center. The in-line retail building is located 26 feet from the east property line adjacent to the residential uses, 21 feet from the south property line, and 30 feet from the north property line. The proposed drive-thru restaurant is located 59 feet from the north property line and over 93 feet from the south property line. The proposed drive-thru restaurant is screened from the east property line by the proposed retail building. Access to the site is from 2 existing commercial driveways on Starr Avenue and an existing commercial driveway on Las Vegas Boulevard South. Parking is proposed along the south elevation of the drive-thru restaurant and the east side of the in-line retail building. There are 4 existing bicycle parking spaces located along the south elevation of the tavern, along with a proposed bicycle rack (2 spaces) located at the southwest corner of the proposed in-line retail building. The trash enclosure and loading space are existing on the north side of the tavern. There are 3 installed electric vehicle parking spaces provided at the north side of the retail building parking lot along with 9 electric vehicle capable spaces.

#### Landscaping

A 15 foot wide landscaped area with detached sidewalk is located along the south property line adjacent to Starr Avenue and Las Vegas Boulevard South. There is an existing intense landscape buffer located along the east property line with an 8 foot high wall (per WS-0640-16) and consists of Sweet Acacia trees under an existing overhead power line. Interior parking lot trees are distributed throughout the site along with landscaping planters adjacent to the north and east elevations of the drive-thru restaurant building. There is an existing 6 foot wide landscape strip along the westerly portion of the north property line which consists of rip rap and light poles. A proposed 29 foot to 30 foot wide landscape buffer is located on the north side of the retail building which consists of 2 rows of trees spaced 20 feet on-center with Shoestring Acacia, Willow Acacia, and Indian Rosewood trees and shrubbery. There is an existing decorative wrought-iron screen fence along the north property line with a new 8 foot high decorative block wall to be installed to the north of the drive-thru pad to the east property line.



**Elevations**

The plans depict the proposed drive-thru and the retail buildings consisting of flat roofs and architectural details on all sides of the building. The overall height of the drive-thru building with parapet walls ranges from 19 feet to 21 feet and the overall height of the proposed retail building with parapet walls ranges from 17 feet to 20 feet. The proposed elevations of the buildings include painted stucco, aluminum composite panels “Alumaboard” (Light National Walnut), decorative panels, and metal awnings on the south and west elevations. The proposed exterior colors and materials match the previously approved tavern (UC-0885-18). The drive-thru call box is located on the east side of the building with the pick-up window located on the west elevation. The in-line retail building has multiple entrances on the west elevation with no entrances on the north, south, or east elevations.

**Floor Plans**

The plans depict a 10,500 square foot in-line retail building with up to 6 suites. The plans also depict a 2,250 square foot drive-thru restaurant building.

**Applicant’s Justification**

The applicant indicates that the proposed development provides visual and acoustic buffers for the existing residential development to the proposed drive-thru restaurant and the existing tavern and retail (convenience store) uses on the site. The proposed drive-thru restaurant is located in an area that will not impact the multi-family buildings to the north because the closest apartment building is located more than 50 feet from the shared property line and is buffered with landscaping along both sides of the shared property line. Additionally, there is a 10 foot wide landscape buffer between the north side of the drive-thru lane and the existing drive aisle, which will mitigate the noise and environmental concerns about the proposed drive-thru use. The increased fill for this portion of the site is necessary to match the existing site conditions.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0885 (ADET-21-900066)	Second extension of time for a gasoline station and convenience store	Approved by ZA	March 2021
DA-19-900506	Development Agreement for retail center	Approved by BCC	October 2019
DR-19-0585	Lighting and signage plan for previously approved retail center	Approved by BCC	December 2019
WS-0640-16 (ET-18-400259)	First extension of time for a gasoline station and convenience store	Approved by BCC	February 2019
UC-0885-18	Reduced setback for a gasoline station, permit service bay door to face a street, design review for a convenience store, gasoline station and vehicle wash for the pad site to the west of the proposed tavern	Approved by BCC	February 2019

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0640-16	Reduced the separation between an intersection and a driveway, waiver of conditions (ZC-1252-03) for right-of-way, and design reviews for a retail center with a tavern and increased finished grade	Approved by BCC	December 2016
DR-1062-04	Retail center including a tavern - expired	Approved by BCC	July 2004
ZC-1252-03	Reclassified the site from H-2 to C-2 zoning for a retail center	Approved by BCC	September 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Corridor Mixed-Use	RM32	Multi-family residential
South	Entertainment Mixed-Use	RS3.3	Single-family residential
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Entertainment Mixed-Use	CG	Undeveloped

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 50.

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

Waivers of Development Standards #1a & #2

Staff finds the location of the proposed drive-thru lane within close proximity to the existing multi-family residential use to the north without the required 15 foot landscape buffer. Staff is concerned about the potential negative impacts of idling vehicles at the proposed location without mitigation measures. While the design includes an 8 foot high screen wall along the north property line, north of the 2 proposed buildings, and a few trees on the north side of the drive-thru lane, staff finds the design does not mitigate potential negative impacts. There is

adequate room on the site to provide the required landscape buffer to off-set the self-imposed design. Therefore, staff is unable to support these requests.

#### Waivers of Development Standards #1c

The purpose of reviewing increased fill is to assure that there are no negative impacts of these improvements on the surrounding properties. Staff finds that the requested fill exceeds the allowed increase without justification by the applicant. Although the increase is minimal, over 6 feet of increased finished grade will not meet the intent of Title 30 for limiting the impacts to adjacent residential property. Therefore, staff cannot support this request.

#### Design Reviews

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

#### Waiver of Development Standards #1b & Design Reviews

The proposed development is for the last 2 pad sites within an existing commercial center. The proposed building entrances face Starr Avenue and Las Vegas Boulevard South. Staff finds the proposed additions to the site are compatible with the existing buildings and retail complex. The proposed site landscaping is a continuation of those areas previously approved. The modifications to the parking lot are minor and help to maintain the on-site circulation. The drive-thru appears to have sufficient stacking capacity; however, staff is concerned about the location of the drive-thru, which staff is unable to support, and therefore, is unable to support these requests.

#### **Staff Recommendation**

**Denial.**

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

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

##### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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 PW18-19584;
- Traffic study and compliance.

**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 #0501-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MK ARCHITECTURE

**CONTACT:** MK ARCHITECTURE, 50 E. SERENE AVENUE #414, LAS VEGAS, NV 89123



# Department of Comprehensive Planning Application Form

# 26A

ASSESSOR PARCEL #(s): 177-33-401-006

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd & Starr Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

Proposed resturant and retail building

### PROPERTY OWNER INFORMATION

NAME: 32 Acres, LLC - Stuart Apollo  
ADDRESS: 3399 S Durango Drive #105  
CITY: Las Vegas STATE: NV ZIP CODE: 89117  
TELEPHONE: 702-709-0050 CELL N/A EMAIL: lodgetaverns@hotmail.com

### APPLICANT INFORMATION (must match online record)

NAME: Stuart Apollo  
ADDRESS: 3399 S Durango Drive #105  
CITY: Las Vegas STATE: NV ZIP CODE: 89117 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-709-0050 CELL N/A EMAIL: lodgetaverns@hotmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene  
ADDRESS: 520 South Fourth Street  
CITY: Las Vegas STATE: NV ZIP CODE: 89117 REF CONTACT ID # 173835  
TELEPHONE: 702-598-1429 CELL 702-561-7070 EMAIL: lohene@brownlawlv.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)\*

Stuart Apollo  
Property Owner (Print)

03-20-2024  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0645

ACCEPTED BY [Signature]

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

DATE 11/12/24

BCC MEETING DATE 11/8/25

FEES \$1,300

TAB/CAC LOCATION Enterprise

DATE 12/11/24

LAW OFFICE

*Brown, Brown & Premsrirut*

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563  
FACSIMILE: (702) 385-1023  
EMAIL: jbrown@brownlawlv.com

October 3, 2024

Clark County Comprehensive Planning  
Current Planning Division  
500 Grand Central Parkway  
Las Vegas Nevada 89155

**RE: 32 Acres LLC**  
**Project: Las Vegas Boulevard South and Starr Avenue Commercial Center**  
**Justification Letter: Revision 3: APR-23-101713**  
**Waivers of Development Standards: Reduce setback a Drive-through**  
**Design Reviews: A Commercial Center with a Retail/Office Building and a**  
**Restaurant with Drive-through.**

**Assessor's Parcel Numbers: 177-33-401-006**

**To Whom It May Concern:**

On behalf of our Client, 32 Acres LLC, we respectfully submit this application package for additions to an existing commercial center consisting of a retail/office building and a restaurant with drive-through. The existing commercial center is located on the east side of Las Vegas Boulevard South and the north side of Starr Avenue and is currently developed with a tavern, a convenience store and gasoline station. The proposed additions consist of an office/retail building and a restaurant with and drive-through. The parcel is a total of 3.42 acres, zoned CG and is within the Enterprise Planning area.

**Project Description:**

The existing commercial center was approved with action on ZC-1252-03, UC-18-0885 and other subsequent applications. The existing uses and buildings consist of a tavern, convenience store and gasoline station are a total of 11,300 square feet with two buildings (convenience store and tavern and a canopy. The proposed addition is a total of 12,750 square feet consisting of two buildings, an office/retail building, and a restaurant with a drive-through. The addition will result in a commercial center with a total of 24,050 square feet. The office/retail building is located along the east property line and is set back a minimum of 26 feet from the existing residences along the east property line. A total of three existing driveways provide access to the site; one from Las Vegas Boulevard South and two from Starr Avenue. Cross access is provided throughout the site. The driveway access and throat depths to the site are all existing. The southern portion of the existing easternmost driveway is modified and enhanced to provide a throat depth of 26 feet where it was zero with the existing design. A total of 111 parking spaces are provided, where 103 spaces are required by Code. The parking provide is a 9% increase which is within the percentage allowable by Code. The required handicap accessible and bicycle spaces are provided. An existing trash enclosure and a loading space located north of the existing

Planner  
Copy  
ws-211-0643

tavern will serve the entire center. A total of 13 EV spaces are provided (10 capable and 3 installed) as required by Code.

**Elevations:**

The height of the office/restaurant (Building 1) is 17 feet up to 20 feet to the top of the parapets. The height of restaurant (Building 2) is up to 20 feet to the top of the parapet. The building materials consist of painted stucco in contrasting and complementary colors with decorative moldings and cornices as accents and decorative clear tempered glass accents along sides of the building, and aluminum store front windows and doors. The architectural design features, fenestrations, articulations, parapets, and tower elements comply with the design standards for a nonresidential development. The elevations of the proposed buildings match the design and architecture of the existing buildings.

**Floor Plans:**

Building office/retail building (Building 1) is 10,500 square feet and is along east property line. The restaurant with a drive-through (building 2) is located east of the existing tavern and is 2,250 square feet.

**Landscaping:**

An existing attached five foot wide sidewalk is depicted along Las Vegas Boulevard South with an existing ten (10) foot wide landscaping area within the property boundary, outside of the future right-of-way area of Las Vegas Boulevard South. A foot wide landscaping area with a detached sidewalk is existing along Starr Avenue. An existing 20 foot wide landscape area is shown along the east property line. The landscaping along the east property line will be increased to match the building setback along the east property line.

**Sustainability Provisions:**

This project achieves seven (7) sustainability points for a nonresidential development. The design of the proposed buildings includes the following sustainability elements. The storefronts and windows anodized aluminum frames, and single pan Low-E glass. The roofs are flat with single ply cooling membrane material. Floor to ceiling height is a minimum of 12 feet. Shade structures/awnings are provided to shade all doors and windows. All landscape plants have low water needs. Ten (10%) percent more trees are planted than is required by Code. Please the Sustainability Table on the Project Data Page for complete information on compliance to the provision.

## SUSTAINABILITY COMPLIANCE NOTES

- STOREFRONT AND WINDOWS TO HAVE ANODIZED ALUMINUM FRAME AND SOLARBAN LOW-E GLASS (1/2)
- ALL ROOFS ARE FLAT, ROOFING MATERIAL TO BE SINGLE PLY MEMBRANE COOL ROOFING MATERIAL, USE DURO-LAST MEMBRANE, WHITE COLOR, SRI 0.88 (1)
- FLOOR TO CEILING HEIGHT TO BE 11' AT THE RETAIL BUILDING, AND 12' AT THE DRIVE-THROUGH BUILDING. (1/2 )
- SHADE STRUCTURE COVERS/AWNING PROVIDED OVER ALL WINDOWS AND STOREFRONT ON ALL SIDE (3)
- ALL LANDSCAPING PLANT TO BE LOW WATER NEEDS (1)
- 10% MORE TREES PROVIDED MORE THAN REQUIRED (1)

**TOTAL SUSTAINABILITY POINTS ACHIEVED = 7 POINTS**

Signage is not a part of this application.

The following are the required applications for the project:

**Waiver of Development Standards:**

Reduce the setback of a drive-through (Building 2) from a residential use (multi-family apartment complex) to the north to 40 feet where 200 foot setback is required.

**Justification:**

The subject drive-through is on the north side of the restaurant and is less than the required 200 feet from a multi-family apartment complex to the north. The closest portion of the drive-through lane will not impact the multi-family buildings to the north because closest building apartment



building is more than 50 feet from the shared property line is buffered with landscaping on along both property line and parking area of the apartment complex. Additionally, the pick-up window for the restaurant is located on the west side of the building which will reduce impact to the apartment buildings visually or environmentally and will mitigate noise and environmental concerns. The order box is on the east side of the building and is buffered by the office/retail building on the east side of the building. An additional 10 foot wide minimum landscape area is provided around the drive through lane which mitigates the reduction requested. When this area is added to the 6 foot wide area along the north property line the required 15 foot wide landscaping is technically met. The additional landscape area also provides mitigation for the waiver requested to reduce the setback to 40 feet from the drive through lane.

**2. Reduce a portion of the required landscaping area along the north property line to six (6) feet where a 15 foot wide landscape area is required.**

**Justification**

This project is an addition to an existing commercial center. The reduction in landscaping along a portion of the north property line is necessary because of an existing drive aisle along the northern portion of the site. The drive aisle provided access to the east and west portions of the site and is an existing fire lane as well and is required for circulation and fire access along this portion of the site.

**3. Allow high activity areas adjacent to a residential area.**

**Justification:**

The landscaping areas provided and reduce the impact of the high activity area adjacent to the north property line. Parking spaces and the driving aisle already existing in this area therefore, the proposed restaurant will not create an additional impact for the area. The landscape areas provided along the north property line and the around the drive through lane actually minimizes the existing impact along this portion the site.

**4. Allow an alternative building configuration with the largest building adjacent to residential uses where the largest buildings must be within the core of the site as required.**

**Justification:**

The largest building on the eastern site is at the optimum location because of the depth and configuration of the lot in relation to the other buildings on the site. The building is setback a minimum of 26 feet from the east property line, screened and buffered with additional landscaping which exceeds Code requirements. Additionally, the building is finished with architectural details to ensure no impacts both visually and environmentally to the residential uses to the east. The building design and placement exceeds setback requirements as well screening requirements which will reduce any perceived impacts. This building also screens the proposed restaurant use the existing uses including the existing tavern, convenience store and gasoline station, and therefore, enhances the site.

**5. Increase the allowable fill up to 6.20 feet within 20 feet of the shared property line where a fill of up to 6 feet is allow within 20 feet of the shared property line.**

**Justification:**

This application is necessary because there existing grade for the site was set with the previous Drainage Study for the site for the existing development on the site. The request is minimal and will not impact the existing development to the north. The request is to match an existing condition. The subsequent updated Drainage Study may allow lowering the fill for this portion of the site; however, the waiver is necessary based on the section provided for the project.

**Design Reviews:**

- 1. Modification to an existing commercial center consisting of two (2) buildings, an office/retail building, and a restaurant with drive-through.**
- 2. Allow an alternative building design for building the office/retail building which allows the entrances of the building to face the interior of the commercial center (west) instead of south along the street frontage.**

**Justification:**

The proposed commercial center is a community serving use with customers drawn from the immediate area. This use is an addition to an existing commercial center. The site is developed with existing commercial uses consisting of a tavern, convenience store and gasoline station. The addition completes the commercial center and will not change the existing off-site standards or on-site circulation. The design with the entrances facing the interior of the center instead of south along the street is the option available based on the depth of the lot and location of the building and being blocked by some of the existing buildings. However, technically, the building does face west which means that some of the entrances face along the Las Vegas Boulevard South frontage of the site. There is some distance from the Las Vegas Boulevard South frontage, however, portions of the building is still visible from both streets. The proposed addition completes the site along this segment of the street frontage and fulfils the infill and growth management goals, policies, and requirements for developing on this site and maximizing the capacities of existing infrastructure and services in the area. The proposed project conforms to the goals and policies outlined in the Master Plan such as Countywide policy of the Enterprise Planning area to protect neighborhood integrity with developments that are compatible with adjacent uses and this use is a neighborhood serving use. Development of the site will also mitigate existing dust issues on the undeveloped portions of the site.

We appreciate your review of this application and looking forward to your comments to proceed with the future application process for the project.

Please contact me at 702-598-1429 if you have any questions or need additional information.

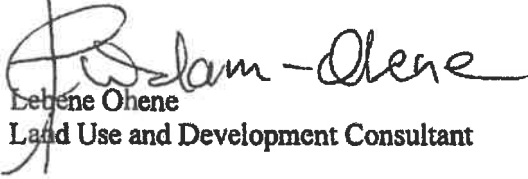
LAW OFFICE

*Brown, Brown & Premsrirut*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Sincerely,

BROWN, BROWN & PREMSRIRUT

A handwritten signature in black ink, appearing to read "Lebene Ohene". The signature is written in a cursive style with a large initial "L".

Lebene Ohene  
Land Use and Development Consultant

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0666-TOPETE FAMILY TRUST & TOPETE, RAMON & LETICIA TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce front setbacks; **2)** reduce access gate setback; **3)** eliminate street landscaping; and **4)** waive full off-site improvements in conjunction with proposed and existing single-family residences on 1.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Shelbourne Avenue and the east side of Placid Street within Enterprise. MN/dd/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-16-602-030; 177-16-602-032; 177-16-602-033

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the front setback for Lot 1 to 24 feet where 40 feet is required per Section 30.02.04. (a 40% reduction).
- a. Reduce the front setback for Lot 4 to 20 feet where 40 feet is required per Section 30.02.04. (a 50% reduction).
2. Reduce access gate setback to 22 feet where 50 feet is required per Section 30.04.03E (a 56% reduction).
3. a. Eliminate street landscaping along Shelbourne Avenue where required per Section 30.04.01D.
- b. Eliminate street landscaping along Placid Street where required per Section 30.04.01D.
4. Waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where required per Section 30.04.08C.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 311 E. Shelbourne Avenue
- Site Acreage: 1.55
- Project Type: Single-family residential
- Number of Stories: 2
- Building Height (feet): 26 (Lot 1)/28.5 (Lot 4)

- Building Square Feet: 6,258 (Lot 1)/6,860 (Lot 4)

### Site Plans

The plans depict a developing 4 lot single-family subdivision on the southeast corner of Shelbourne Avenue and Placid Street. The 2 southern lots have already been developed with custom single-family residences, and the northern 2 lots are in the process of being developed. All 4 lots are accessible via a private drive off Shelbourne Avenue. Access to the private drive is restricted via an access gate set back 22 feet from the future lip of the gutter of Shelbourne Avenue.

A custom single-family residence is proposed on Lot 1, located on the northeast portion of the site. The residence is shown as being set back 24 feet from the back of the curb on the private street, which is the subject of waiver #1a. The proposed residence meets or exceeds all other required setbacks.

Similarly, a custom single-family residence is being proposed on Lot 4, located on the northwest portion of the site. The residence is shown as being set back 20 feet from the back of the curb on the private street, which is the subject of waiver #1b. The proposed residence exceeds its required setbacks to the north along Shelbourne Avenue and internally to the south and would be set back 31 feet from the rear property line to the east.

### Landscaping

The walls along Shelbourne Avenue and Placid Street enclosing the residences were approved in 2019 by BD19-42577, but the required street landscaping was never installed. There is no proposed landscaping in conjunction with this application.

### Elevations

Elevations for the proposed custom home on Lot 1 depict a 2 story structure with a maximum height of 26 feet. The home is depicted as being constructed of concrete tile and stucco, featuring varied rooflines and glazed windows.

Elevations for the proposed custom home on Lot 4 depict a 2 story structure with a maximum height of 28.5 feet. The home is depicted as being constructed of concrete tile and stucco, featuring varied rooflines and glazed windows.

### Floor Plans

The plans for both proposed custom homes on Lot 1 and Lot 4 depict multiple bedrooms, bathrooms, closets, an attached garage, and a custom kitchen. The residence on Lot 1 is proposed at 6,258 square feet, while the residence on Lot 4 is proposed at 6,860 square feet.

### Applicant's Justification

The applicant states that the 2 proposed residences facing the interior private cul-de-sac will have driveways that are a minimum of 20 feet in length. Additionally, the applicant states that the single-family residences already constructed on Lots 2 and 3 were developed with setbacks of 15 feet and 22 feet, respectively. For these reasons, the applicant states that the proposed homes will be in-character with the surrounding developments. Furthermore, the applicant states that each of

the 4 homes within this neighborhood are owned by members of a single-family, and that each family member has a remote to control the access gate on Shelbourne Avenue. The applicant states that this should prevent any build-up of traffic on Shelbourne Avenue, as residents will not have to stop to enter their Code at the gate.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-20-0014	Vacated and abandoned easements of interest for a single-family residential development	Approved by PC	March 2020
DR-19-0932	Increased finished grade for a single-family residential development	Approved by BCC	February 2020

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

Waiver of Development Standards #1

While staff does not normally support the reduction of setbacks, in this case staff finds that the reduction of front setbacks for the single-family residences proposed on Lot 1 and Lot 4 would be in-character with the other 2 existing homes. The single-family residences to the north across Shelbourne Avenue were also developed with reduced front setbacks, so these 2 new homes should be in-character with the immediate area as well. Additionally, staff finds that since the homes are owned by members of the same family, the potential issues of neighbor disputes and reduced visual neighborhood aspects are mitigated. For these reasons, staff can support this request.

### Waiver of Development Standards #2

Setbacks for access gates are imposed to avoid queueing within the right-of-way. Staff finds that the owners of the property have taken some steps to mitigate any potential impacts that the installation of the access gate may have; however, the gates will not be sufficiently set back and the lack of throat depth could result in the queuing of vehicles that could impact traffic on Shelbourne Avenue and create unsafe conditions. For this reason, staff cannot support this request.

### Waiver of Development Standards #3

There is very little street landscaping in the surrounding area, and the walls surrounding the subdivision have been established, but these factors do not necessarily justify the waiver for landscaping for new development. Additionally, the walls surrounding the single-family residences were approved under the previous version of Title 30 and landscaping would have been required with their development at the time. Staff finds that landscaping should be installed along both street frontages to reduce the urban heat island. For these reasons, staff cannot support this request.

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

#### Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

### **Staff Recommendation**

Approval of waiver of development standards #1; denial of waivers of development standards #2 through #4.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

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

**Public Works - Development Review**

- Comply with approved drainage study PW19-14833;
- Traffic study and compliance;
- Applicant to install a 5 foot asphalt path along Shelbourne Avenue and Placid Street;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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

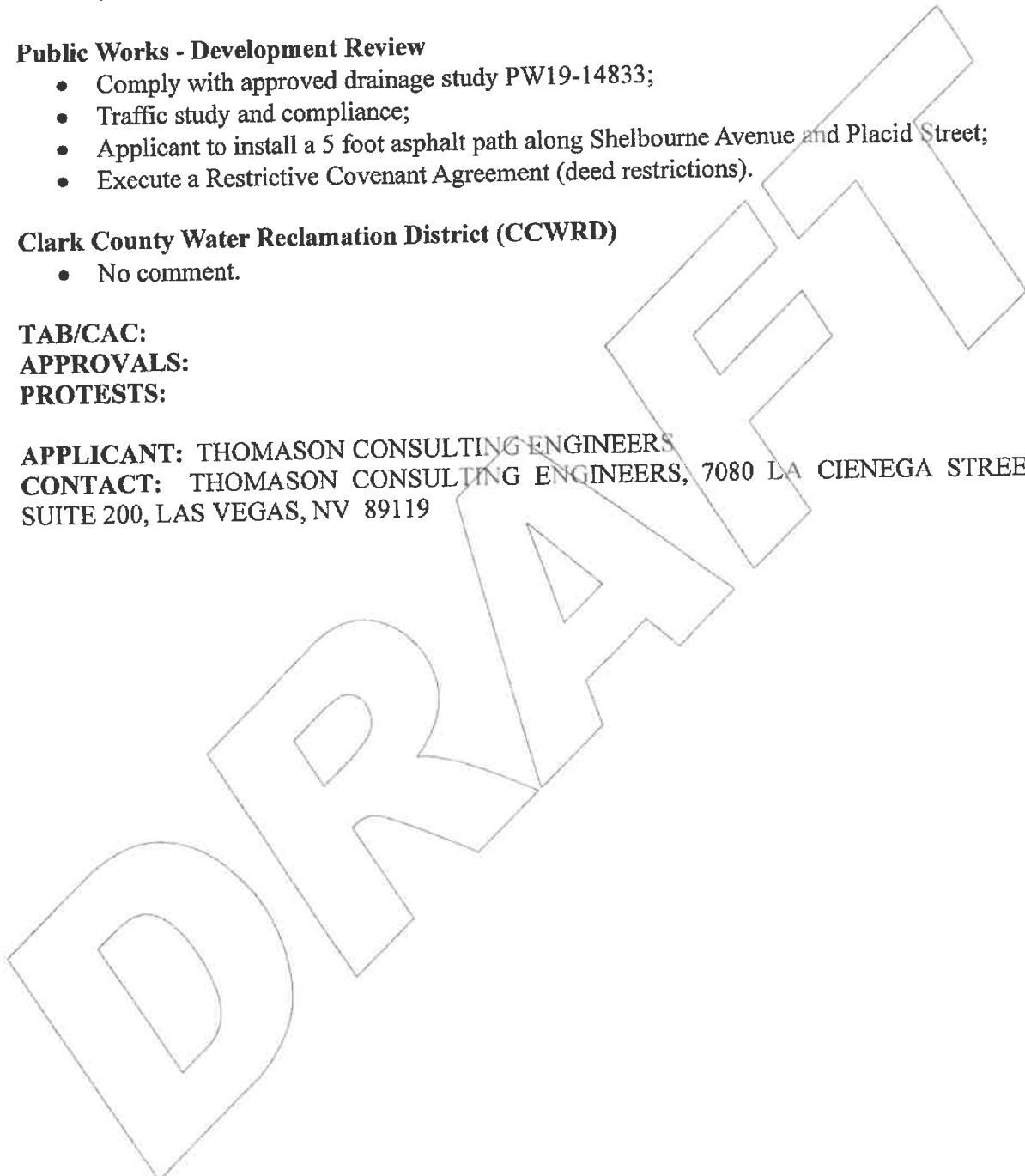
- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** THOMASON CONSULTING ENGINEERS  
**CONTACT:** THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,  
SUITE 200, LAS VEGAS, NV 89119







# Department of Comprehensive Planning Application Form

# 27A

ASSESSOR PARCEL #(s): 177-16-602-033 177-16-602-030

PROPERTY ADDRESS/ CROSS STREETS: Piacid / Steilbourne

DETAILED SUMMARY PROJECT DESCRIPTION

Reduce front setback

PROPERTY OWNER INFORMATION

NAME: TOPETE FAMILY TRUST and TOPETE RAMON & LETICIA TRS

ADDRESS: 9920 Rancho Destino Road

CITY: Las Vegas STATE: NV ZIP CODE: 89183

TELEPHONE: 702-210-8705 CELL \_\_\_\_\_ EMAIL: ramon@ts-drywall.com

APPLICANT INFORMATION (must match online record)

NAME: TOPETE FAMILY TRUST and TOPETE RAMON & LETICIA TRS

ADDRESS: 9920 Rancho Destino Road

CITY: Las Vegas STATE: NV ZIP CODE: 89183 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-210-8705 CELL \_\_\_\_\_ EMAIL: ramon@ts-drywall.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sonia Macias @ TCE

ADDRESS: 7080 La Cienega St. #200

CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170761

TELEPHONE: 702-932-6125 CELL 702-336-4071 EMAIL: smaclac@tce-lv.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 in the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]  
Property Owner (Signature)

Leticia Topete  
Josie Ramon Topete  
Property Owner (Print)

10/07/2024  
10/19/24  
Date

DEPARTMENT USE ONLY:

- |   |                             |                              |                               |                             |                             |  |
|---|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC             | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input checked="" 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-24-0666

PC MEETING DATE X

BCC MEETING DATE 01/08/2025

TAB/CAC LOCATION Enterprise

ACCEPTED BY DD

DATE 11/19/2024

FEES \$ 800

DATE 12/11/2024



October 22, 2024

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

**Re: Shelbourne/Placid Lots 1 and 4 of File 126 Page 54  
Waiver of Development Standards  
APN# 177-16-602-030 and 177-16-602-033  
Project#: 181-19004**

On behalf of the property owner, we respectfully request the approval of a Waiver of Standards to allow a reduced front building setback for APN 177-16-602-030 and 177-16-602-033.

These lots are Lot 1 and Lot 4 of a recorded minor subdivision map (File 126, Page 54) located on the southeast corner of Shelbourne Avenue and Placid Street. The lots are zoned Residential Single Family 20 (RS-20) under a planned land use of Ranch Estates Neighborhood (REN). Two of the four lots within this subdivision have been developed with single family residences. The area to the north, east, south, and west are developed with single family residential homes under identical zoning and land use.

**Location:** The proposed project is located at the southeast corner of Shelbourne Avenue and Placid Street within Section 16, Township 22 South, Range 61 East. The lots are in a four-lot subdivision served by a private cul-de-sac street that connects to Shelbourne Avenue. The subdivision is fully improved with a perimeter wall, pavement, curb, gutter, and utilities.

**Waiver of Standards #1:** Approval of a Waiver of Development Standards to allow a minimum 20' front building setback as measured from back of curb on Lots 1 and 4 where a 40' front setback is required per Title 30 section 30.02.04 for property zoned RS-20.

*Justification: The lots are located inside of a four-lot subdivision that is improved with a perimeter wall. The proposed homes on Lots 1 and 4 face the interior private cul-de-sac street and provide minimum 20' driveways. The existing home on Lot 2 is developed with a minimum building setback of 15.2' while the existing home on Lot 3 is developed with a minimum front building setback of 22.5'. The requested front setback reduction is consistent with the front building setbacks of the existing homes within the subdivision. There is no impact to existing development adjacent to the subdivision as the rear and side yard setbacks on Lots 1 and 4 satisfy the RS-20 zoning requirements.*

**Waiver of Standards #2:** Approval of a Waiver of Development Standards to allow a Private Access Gate with a throat depth of 22' where 50' on the access side is required per Title 30 section 30.04.03E(2).

*Justification: The access gate serves only four single family residential lots in an area zoned RS-20. The subdivision was created to provide homes for the Owners family members who are provided with remote*

7080 La Cienega Street, Suite 200  
Las Vegas, Nevada 89119  
Phone (702) 932-6125 ~~2 513~~ Fax (702) 932-6129

W9-24-0666



control gate openers. Any guests are provided gate a gate code for entry. The minimal amount of traffic generated by the four lots will not affect traffic on Shelbourne Avenue as there is room for one vehicle at the gate and ample room along the south side of the street outside of the eastbound traffic lane should it be needed for more than one vehicle.

**Waiver of Standards #3:** Approval of a Waiver of Development Standards to allow no street landscaping where required under Section 30.04.01D(7).

*Justification:* This project was originally approved under the previous version of Title 30 where offsite landscaping along the 60' streets was not required in the REN area. The subdivision is fully developed based on the approved entitlements and improvements plans governed by the previous code. As such, the perimeter boundary wall of the subdivision is built at the right of way lines along Shelbourne Avenue and Placid Street and there is no area provided for landscaping

**Waiver of Standards #4:** Approval of a Waiver of Development Standards for offsite improvements (detached sidewalks, streetlights, curb and gutter, and half-street pavement) per 30.04.08. to allow a minimum 20' front building setback as measured from back of curb on Lots 1 and 4 where a 40' front setback is required per Title 30 section 30.02.04 for property zoned RS-20.

*Justification:* This neighborhood is developed in the vicinity of the site without full offsite improvements along the public streets within the REN area. The request allows this site to remain consistent with the rural standards of the neighborhood.

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

Sincerely,

Thomason Consulting Engineers



Sonia Macias  
Project Coordinator

7080 La Cienega Street, Suite 200  
Las Vegas, Nevada 89119  
Phone (702) 932-6125 Fax (702) 932-6129

WS-24-0666

01/08/25 BCC AGENDA SHEET

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**ZC-24-0653-GOLDSTRIKE GRID, LLC:**

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

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

**RELATED INFORMATION:**

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

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

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

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

**Applicant's Justification**

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

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

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

**Related Applications**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Department of Aviation**

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

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

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

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

**APPLICANT:** GOLDSTRIKE GRID, LLC

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



# Department of Comprehensive Planning Application Form

# 28A

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

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

### DETAILED SUMMARY PROJECT DESCRIPTION

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

### PROPERTY OWNER INFORMATION

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

### APPLICANT INFORMATION (must match online record)

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

### CORRESPONDENT INFORMATION (must match online record)

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

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

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

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

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) 7C-24-0653 ACCEPTED BY RG  
PC MEETING DATE \_\_\_\_\_ DATE 11/14/24  
BCC MEETING DATE 1/8/25 FEES \$1,200  
TAB/CAC LOCATION Enterprise DATE 12/11/24

PLANNER  
COPY



# Department of Comprehensive Planning Application Form

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

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

### DETAILED SUMMARY PROJECT DESCRIPTION

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

### PROPERTY OWNER INFORMATION

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

### APPLICANT INFORMATION (must match online record)

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

### CORRESPONDENT INFORMATION (must match online record)

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

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

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

*Eric Stoutenburg*  
Property Owner (Signature)\*

Goldstrike Grid, LLC  
Property Owner (Print)

07/08/2024  
Date

### DEPARTMENT USE ONLY

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

APPLICATION #(s): ZC-24-0653

ACCEPTED BY: RG

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

DATE: 11/14/24

LC MEETING DATE: 1/8/25

FEE: \$ 1,206

TAB/CAC LOCATION: Enterprise

DATE: 12/11/24

**PLANNER  
COPY**



APR-24-100850

October 22, 2024

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

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

Dear Mr. Gumarang:

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

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

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

## **Rezone (ZC)**

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

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

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

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

## **Conclusion**

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

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Denny Peters, PE  
Sr. Project Manager

01/08/25 BCC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0654-GOLDSTRIKE GRID L, LLC:**

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

**RELATED INFORMATION:**

**APN:**

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

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

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

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

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

**Related Applications**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

**Building Department - Addressing**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GOLDSTRIKE GRID, LLC

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

DRAFT



# Department of Comprehensive Planning Application Form

# 29A

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

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

### DETAILED SUMMARY PROJECT DESCRIPTION

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

### PROPERTY OWNER INFORMATION

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

### APPLICANT INFORMATION (must match online record)

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

### CORRESPONDENT INFORMATION (must match online record)

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

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

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

*Eric Stoutenburg*

Property Owner (Signature)\*

Goldstrike Grid, LLC  
Property Owner (Print)

07/08/2024

Date

#### DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-24-0654

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

BCC MEETING DATE 1/8/25

TAB/CAC LOCATION Enterprise

DATE 12/11/24

ACCEPTED BY PG

DATE 11/14/24

FEES \$1,200



## Department of Comprehensive Planning Application Form

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

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

DETAILED SUMMARY PROJECT DESCRIPTION

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

PROPERTY OWNER INFORMATION

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

APPLICANT INFORMATION (must match online record)

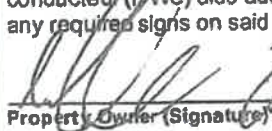
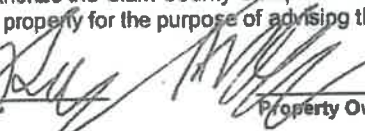
NAME: Goldstrike Grid LLC c/o Eric Stoutenburg  
 ADDRESS: 988 Howard Ave., Suite 200  
 CITY: Burlingame STATE: CA ZIP CODE: 94010 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 650-521-1897 CELL: \_\_\_\_\_ EMAIL: Eric.Stoutenburg@EolianEnergy.com

CORRESPONDENT INFORMATION (must match online record)

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

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

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



  
 Property Owner (Signature)      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 checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC            | OTHER _____                 |

APPLICATION # (s) VS-24-0654 ACCEPTED BY PG  
 PC MEETING DATE \_\_\_\_\_ DATE 11/14/24  
 BCC MEETING DATE 1/8/25 FEES \$1,200  
 TAB/CAC LOCATION Enterprise DATE 12/11/24

20

LANNER  
COPY



APR-24-100850

October 22, 2024

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

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

Dear Mr. Gumarang:

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

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

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

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

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

### **Vacation (VS)**

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

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

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

### **Conclusion**

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

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Denny Peters, PE  
Sr. Project Manager

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

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

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

---

**RELATED INFORMATION:**

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

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

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

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

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

**Site Plan**

The plan depicts the public utility structure to be constructed on the site. Access to the site is from Mardon Avenue. A total of 120 battery structures are provided throughout the site. A control enclosure will be housed at the northwest quadrant of the site to monitor the battery systems on the site. A utility pole is proposed at the northwest corner of the site. A decorative perimeter wall measuring 10 feet in height are proposed around the perimeter, which does meet the front yard setback and height requirements of Title 30. Although parking is not required for this type of development, the site depicts 3 loading spaces, an ADA parking spaces and a standard parking stall as the site will be accessed for maintenance only.

Landscaping

A 15 foot wide street landscaping is proposed along Decatur Boulevard and the street landscaping comprises of a 5 foot wide sidewalk with a 5 foot wide landscape strip provided on both sides. A 20 foot wide street landscaping is proposed along Mardon Avenue and the street landscaping comprises of a 5 foot wide sidewalk with a 5 foot wide strip landscape between the back of curb and sidewalk, a 10 foot wide landscape strip between the perimeter wall and the back of sidewalk. A 15 foot wide buffer and screening consisting of evergreen trees and decorative block wall is provided. The landscape materials and spacing complies with Code and the Southern Nevada Regional Plant List.

Elevations

The elevations depicts the control enclosure with a height measures 10 feet in height with a dimension of 14 feet wide and 45 feet in length. A battery energy storage system with a height measures 8 feet in height with a dimension of 4 feet wide and 29 feet in length. A 74 foot tall utility pole will be located on to the site. A request for a waiver has been requested by the applicant to allow the maximum structure height for the utility pole.

Floor Plan

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

Applicant's Justification

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

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

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

**Related Applications**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning Use Permit**

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

Section 30.03.08B.6.iii(a)(1) requires a special use permit for public utility structure and that the facility that is not visible from streets or residential development. In this case the proposed development includes the construction of a 74 foot high utility pole. The utility pole is visible from Decatur Boulevard and Mardon Avenue; as well as, the nearby residential development located east of the subject site. The proposed Public Utility Structure (Battery Energy Storage System or BESS) is not compatible with the surrounding uses. The battery storage comprises of lithium battery for storage of energy. The danger for such material exists, when a damaged or unstable batteries and improper charging can cause the batteries to overheat, leading to an explosive, aggressive fire that spreads rapidly, can reignite and is challenging to extinguish. Thus, such event can impose an undue burden to public health, safety and general welfare of the surrounding area. Therefore, staff cannot support this use permit.

### Waiver of Development Standards

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

The maximum structure height for the proposed IP (Industrial Park) zone is 50 feet. The proposed maximum height for the utility pole is 74 feet, a 24 feet over the maximum height allowed by Code. The height of the wall can be rectified by providing a height that meets Code requirements; therefore, is a self-imposed hardship. As staff does not support the special use permit request; therefore, staff cannot support this request.

### Design Review

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

The proposed development is a typical public utility structure bounded by perimeter walls of the site. The proposed development is not harmonious and compatible with the development in the area. The existing NV Energy facility is located on the southeast corner of Warm Springs Road and Edmond Street; located on the other side of the Union Pacific Railroad tracks which separates that site with the proposed development. The proposed 74 foot high utility pole exceeds the requirement of the IP (Industrial Park) zoning district for the maximum structure height of 50 feet with a companion waiver of the height requirement. The proposed development has a sustainable score of 3 out 7 for a non-residential development, and it is common not to reach the required points for a development of this type. Since staff cannot support the use permit and waiver, staff cannot support this request.

### **Department of Aviation**

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

### **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

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

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

### **Department of Aviation**

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



airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GOLDSTRIKE GRID, LLC

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

DRAFT



# Department of Comprehensive Planning Application Form

# 30A

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

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

### DETAILED SUMMARY PROJECT DESCRIPTION

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

### PROPERTY OWNER INFORMATION

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

### APPLICANT INFORMATION (must match online record)

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

### CORRESPONDENT INFORMATION (must match online record)

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

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

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

*Eric Stoutenburg*

Property Owner (Signature)\*

Goldstrike Grid, LLC

Property Owner (Print)

07/08/2024

Date

### DEPARTMENT USE ONLY:

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

APPLICATION # UC/WS/DR-24-0655

ACCEPTED BY RG

PK MEETING DATE \_\_\_\_\_

DATE 11/14/24

BC MEETING DATE 1/8/25

FEES \$1,800

TABLE # LOCATION Enterprise

DATE 12/11/24

PLANNER  
COPY



# Department of Comprehensive Planning Application Form

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

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

### DETAILED SUMMARY PROJECT DESCRIPTION

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

### PROPERTY OWNER INFORMATION

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

### APPLICANT INFORMATION (must match online record)

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

### CORRESPONDENT INFORMATION (must match online record)

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

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

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

[Signature] DAVID NEMAN Allen Benjamin  
[Signature] RAMIN NEMAN 11/12/24  
Property Owner (Signature) Property Owner (Print) 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) UC/WS/DR-24-0655

ACCEPTED BY RG

PC MEETING DATE

DATE 11/14/24

BCC MEETING DATE 11/8/25

FEES \$1,800

TAB/CAC LOCATION Enterprise

DATE 12/11/24

PLANNED COPY

APR-24-100850

November 13, 2024

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

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

Dear Mr. Gumarang:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **Waiver Request: Maximum Structure Height**

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

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

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

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

PLANNER  
COPY

## Conclusion

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

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES, INC.



Denny Peters, PE  
Sr. Project Manager

PLANNER  
COPY



01/08/25 BCC AGENDA SHEET

**PUBLIC HEARING**

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

**ZC-24-0656-FAR EAST PROPERTY, LLC:**

**ZONE CHANGE** to reclassify 2.52 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 Gomer Road and the west side of the Chieftain Street (alignment) within Enterprise (description on file). JJ/mc (For possible action)

**RELATED INFORMATION:**

**APN:**

176-30-501-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.52
- Existing Land Use: Undeveloped

**Applicant's Justification**

According to the applicant, this request for a zone change for a proposed 11 lot single-family subdivision serves as a proactive response to the community's call for thoughtful and coordinated development. The request also supports the imperative for in-fill development. In addition, the applicant states that this request addresses the immediate needs of the community. The County's sustainability goals are actively promoted by this request to repurpose and enhance under-utilized spaces.

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-1156-03	Street name change from Gomer Road to Silverado Ranch Boulevard, extending from Las Vegas Boulevard South to Jones Boulevard	Approved by PC	September 2003

**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)	RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-24-500144	A tentative map for an 11 lot single-family residential subdivision is a companion item on this agenda.
WS-24-0657	A waiver of development standards for wall height, front setbacks and design review for a single-family residential subdivision is a companion item on this agenda.
VS-24-0658	A vacation and abandonment of patent easements between Fort Apache Road and Grand Canyon Drive, and between Gomer Road and Mountains Edge Parkway 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 proposed zoning district is compatible with the surrounding area. Staff finds the request for the RS3.3 (Residential Single-Family 3.3) zoning for the site is compatible with the surrounding area. The RS3.3 district is established to accommodate moderate-density, single-family residential developments. There are 2 existing RS3.3 zoned subdivisions in the nearby area that show compatibility with the proposed RS3.3 zoning, and the 2.5 acre property adjacent to the subject site’s west side was also approved for RS3.3 (Residential Single-Family 3.3) zoning in July 2024. The subdivision adjacent to the site to the north is the closest subdivision in the nearby area that is zoned RS3.3. Another existing RS3.3 zoned subdivision is located approximately 1,150 feet south of the site, at Fort Apache Road and Mountains Edge Parkway. Approval of this request supports Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. For these reasons, staff finds the request for the Residential Single-Family 3.3 zoning district is appropriate for this location.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**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 #0221-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SUMMIT HOMES OF NEVADA, LLC

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

DRAFT



# Department of Comprehensive Planning Application Form

# 31A

ASSESSOR PARCEL #(s): 176-30-501-003

PROPERTY ADDRESS/ CROSS STREETS: Gomer & Cheiftain

DETAILED SUMMARY PROJECT DESCRIPTION

Single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Fast East Property, LLC

ADDRESS: 5760 Springs Mountain Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

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

CELL \_\_\_\_\_

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

APPLICANT INFORMATION (must match online record)

NAME: Summit Homes of Nevada, LLC.

ADDRESS: 3425 Cliff Shadows Pwky Suite 290

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

REF CONTACT ID # n/a

TELEPHONE: 702-365-8588

CELL n/a

EMAIL: andrewa@summithomesnv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # n/a

TELEPHONE: 702-8844

CELL n/a

EMAIL: emilys@taneycorp.com

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

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

  
Property Owner (Signature)\*

NELSON WONG  
Property Owner (Print)

10/18/24  
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 checked="" type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER _____   |

APPLICATION # (s) 2C-24-0656

ACCEPTED BY 

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

DATE 11/14/24

BCC MEETING DATE 1/8/25

FEES \$ 1,200

TAB/CAC LOCATION Enterprise

DATE 12/11/24

2C



## TANEY ENGINEERING

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

October 21, 2024

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89115

**Re: Gomer & Chieftain**  
**APR-24-100798**  
**APN: 176-30-501-003**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes, is respectfully submitting justification a Zone Boundary Amendment in support of a proposed 2.52 gross acre, 11-lot single-family residential subdivision. A separate request has been submitted for a Tentative Map, Waiver of Development Standards, and Design Reviews.

### **Property Information**

The subject site is 2.52 gross acres and located south of Gomer Road and west of Chieftain Street. The rezoning is requested in support of a proposed 11-lot single-family residential subdivision with a density of 4.36 dwelling units per acre. The lots range in size from 4,281 square feet to 7,419 square feet, with an average lot size of 5,732 square feet. The site is currently zoned RS20 (Rural Estates Residential District) with a planned land use of MN (Mid- Intensity Suburban Neighborhood).

### **Zone Boundary Amendment**

This request is to rezone the subject parcels, currently zoned RS20 (Rural Estates Residential), to RS3.3 (Single Family Residential District). Although the subject parcels abut properties zoned RS20 (Rural Estates Residential District), there is a development to the west with an RS3.3 (Single Family Residential District) zoning category the recently got approved. The presence of this adjacent RS3.3 zoning, coupled with the conformity to the current land use category, underscores the appropriateness of this requested zoning change for the area.

Furthermore, this Zone Boundary Amendment serves as a proactive response to the community's call for thoughtful and coordinated development. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious urban environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric. This request actively promotes the county's sustainability goals by repurposing and enhancing underutilized spaces.

In addition to addressing the immediate needs of the community, this proposed amendment signifies a forward-thinking approach to zoning decisions. The compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region. The Zone Boundary Amendment prioritizes the optimization of the subject parcels within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.



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

Sincerely,

Handwritten signature of Susan Florian in cursive script.

Susan Florian  
Land Planner

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-24-0658-FAR EAST PROPERTY, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Grand Canyon Drive, and between Gomer Road and Le Baron Avenue (alignment) within Enterprise (description on file). JJ/sd/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-30-501-003

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide government patent easements. The patent easements being vacated are located along the east, west, and south property lines. The applicant states these patent easements are no longer needed for the development of the property.

**Surrounding Land Use**

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

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-24-500144	A tentative map for an 11 lot single-family residential subdivision is a companion item on this agenda.
ZC-24-0656	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-24-0657	A waiver of development standards to increase wall height, reduce front setback, and increase fill in conjunction with a design review for a single-family residential development 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 dedication to include 35 feet to the back of curb for Gomer Road;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**



**APPLICANT:** SUMMIT HOMES OF NEVADA

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
89118

DRAFT



# Department of Comprehensive Planning Application Form

# 32A

ASSESSOR PARCEL #(s): 176-30-501-003

PROPERTY ADDRESS/ CROSS STREETS: Gomer & Cheiftain

DETAILED SUMMARY PROJECT DESCRIPTION

Single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Fast East Property, LLC

ADDRESS: 5760 Springs Mountain Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

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

CELL \_\_\_\_\_

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

APPLICANT INFORMATION (must match online record)

NAME: Summit Homes of Nevada, LLC.

ADDRESS: 3425 Cliff Shadows Pwky Suite 290

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

REF CONTACT ID # n/a

TELEPHONE: 702-365-8588

CELL n/a

EMAIL: andrewa@summithomesnv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # n/a

TELEPHONE: 702-8844

CELL n/a

EMAIL: emilys@taneycorp.com

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

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

  
Property Owner (Signature)\*

NELSON WONG  
Property Owner (Print)

10/18/24  
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) V524-0658

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

BCC MEETING DATE 1/8/25

TAB/CAC LOCATION enterprise

ACCEPTED BY 

DATE 11/14/24

FEES \$1,200

DATE 12/11/24

Uaf



## TANEY ENGINEERING

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

August 28, 2024

Clark County  
Department of Public Works  
500 South Grand Central Parkway  
Las Vegas, NV 89155

**Re: Gomer & Chieftain  
APR-24-100798  
APN: 176-30-501-003  
Vacation Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Summit Homes of Nevada, LLC, is respectfully submitting justification for the following vacations.

### **Patent Easement Vacation**

This request is to vacate 33-foot-wide portions of a patent easement located along the east, south, and west property boundaries of the subject parcel.

Due to the subject parcel being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

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

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Emily Sidebottom  
Project Coordinator

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**WS-24-0657-FAR EAST PROPERTY, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** increase wall height; and **3)** increase fill.

**DESIGN REVIEW** for an 11 lot single-family residential subdivision on 2.52 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Gomer Road, 680 feet west of Fort Apache Road within Enterprise. JJ/sd/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-30-501-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce front setback to 11 feet where 20 feet is required, per Section 30.02.07 (a 45% reduction).
2. Increase retaining wall height to 5 feet where 3 feet is the maximum allowed along the southern property line (a 66.7% increase).
3. Increase fill height to 5 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 66.7% increase).

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

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

**General Summary**

- Site Address: N/A
- Site Acreage: 2.52
- Project Type: Single-family residential
- Number of Lots: 11
- Density (du/ac): 4.3
- Minimum/Maximum Lot Size (square feet): 4,281/7,419
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 1,892 (minimum)/2,122 (maximum)
- Open Space Required/Provided: 15,075

Site Plan

The proposed development is located on a 2.52 acre site with a density of 4.3 dwelling units per acre. The plans depict an 11 lot single-family residential subdivision serviced by a public street being Aralia Court, measuring 49 feet in width. Attached sidewalks measuring 5 feet in width are located on both sides of Aralia Court. The proposed lots vary in size from the largest being 7,419 square feet to 4,281 square feet being the smallest. The proposed subdivision will provide access from Gomer Road to Aralia Court that ends in a cul-de-sac. Each of the homes front towards Aralia Court. In the middle of the parcel is an existing 100 foot wide power easement that lies over Aralia Court and extends out to the edge of each driveway.

Landscaping

The plan submitted depict landscaping along Gomer Road with a detached sidewalk and large trees spaced at 30 feet on center and trees planted on each side of the detached sidewalk. The landscape plan also notes additional landscaping within the subdivision. Landscape areas are noted on the plans and located in the northwest corner along Gomer Road, along south property line and along the east property line for a total of 15,075 square feet of landscape area.

Elevations

The plans depict 3 different elevations with 2 homes measuring up to 30 feet in height. The exterior of the residences consists of large decorative windows, stucco finish, concrete tile roof, and stone veneer.

Floor Plans

The plans range from 1,892 square feet to 2,122 square feet. The plans show bedrooms, garage, living room, dining room, bathrooms, and utility room.

Applicant's Justification

The applicant states the reduction to the front yard setback is warranted as the orientation of Lot 6 is vertical rather than diagonal, unlike the other lots. As a result, the product will not fit diagonally within the lot's dimensions. The closest point of the structure is 9.25 feet from the back of the sidewalk, whereas the other lots are compliant with the setback requirements as per the Code. Lot 6 has a unique orientation compared to the rest because of the power easement. This fill is essential to ensure proper grading and stability for the lot, as well as to support the retaining wall. The increased wall height allows for better control and redirection of water runoff. This not only helps with the drainage on the subject property but also protects neighboring properties from potential water damage. Properly managing water flow is critical in preventing issues like flooding, foundation weakening, or landscape erosion on adjacent lots

**Surrounding Land Use**

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Neighborhood	Suburban	RS3.3	Single-family residential
East & South	Mid-Intensity Neighborhood	Suburban	RS20	Undeveloped

**Surrounding Land Use**

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Neighborhood	Suburban	RS3.3	Undeveloped

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

**Related Applications**

Application Number	Request
VS-24-0658	A request to vacate and abandon easements is a companion item on this agenda.
ZC-24-0656	A zone change from RS20 to RS3.3 is a companion item on this agenda.
TM-24-500144	A tentative map for an 11 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff cannot support the requested reduction to the front yard setback. Changes can be made to the plans to meet the setback requirements for Lot 6. Staff finds the proposed setback reduction is a self-imposed hardship; therefore, staff cannot support the request.

Waivers of Development Standards #2 & #3

Staff finds that the increased retaining wall height, in conjunction with the increased fill, may have a negative impact on the adjacent properties or the surrounding area. There appears to be enough room between the property lines to provide tiered retaining walls with horizontal off-sets to mitigate any potential impacts.

The proposed increase in-fill above 3 feet within 5 feet of a share property lines will not meet the intent of Title 30 for limiting the impacts to adjacent planned residential properties. These are self-imposed hardships that can be rectified with a redesign of the subdivision. The proposed increased retaining wall height with on the residential property line do not meet the intent of

Master Plan Policy EN-1.1 related to contiguous and uniform neighborhood development. For these reasons, staff cannot 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 others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed residential homes will meet setbacks, except for Lot 6, incorporating architectural, and aesthetic standards on the exterior including stucco finish and stone veneer and pitched roofline. The residences are not unsightly or undesirable in appearance. However, staff finds that the site could be redesigned to meet the Code requirements for setbacks, increased fill and retaining walls. Therefore, staff cannot support this request.

#### **Staff Recommendation**

Denial.

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

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

##### **Comprehensive Planning**

If approved:

- 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road;

- 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.

**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 #0221-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

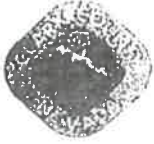
**PROTESTS:**

**APPLICANT: SUMMIT HOMES OF NEVADA**

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD LAS VEGAS, NV 89118**

DRAFT





# Department of Comprehensive Planning Application Form

# 33A

ASSESSOR PARCEL #(s): 176-30-501-003

PROPERTY ADDRESS/ CROSS STREETS: Gomer & Cheiftain

DETAILED SUMMARY PROJECT DESCRIPTION

Single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Fast East Property, LLC

ADDRESS: 5760 Springs Mountain Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

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

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

APPLICANT INFORMATION (must match online record)

NAME: Summit Homes of Nevada, LLC.

ADDRESS: 3425 Cliff Shadows Pwky Suite 290

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

REF CONTACT ID # n/a

TELEPHONE: 702-365-8588

CELL n/a

EMAIL: andrewa@summithomesnv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # n/a

TELEPHONE: 702-8844

CELL n/a

EMAIL: emilys@taneycorp.com

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

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

  
Property Owner (Signature)\*


NELSON WONG  
Property Owner (Print)

10/18/24  
Date

DEPARTMENT USE ONLY

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

APPLICATION # (s) WS-24-0657

ACCEPTED BY 

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

DATE 4/14/24

BCC MEETING DATE 1/8/25

FEES \$1,300

TAB/CAC LOCATION enterprise

DATE 12/11/24

BE WS/DR



## TANEY ENGINEERING

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

November 13, 2024

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

**Re: Gomer & Chieftain  
APR-24-100798  
APN: 176-30-501-003  
Justification Letter - WS/DR**

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes is respectfully submitting justification for a Tentative Map, Waivers of Development Standards, and a Design Review for a proposed single-family residential subdivision. A separate request has been submitted for a Rezone (Zone Change). This subdivision will be similar to the approved subdivision to the west (24-0112 companion with ZC-23-101556; ZC-24-0112; VS-24-0114; TM-24-500029).

### **Waiver of Development Standards**

- **Front Setbacks**

This request is to waive Section 30.02.07.B to allow a 9.25 - foot front setback on lot 6 where a 20- foot front setback is required. The orientation of this particular lot is vertical rather than diagonal. Unlike the other lots. As a result, the product will not fit diagonally within the lot's dimensions. The closest point of the structure is 9.25 feet from the back of the sidewalk, whereas the other lots are compliant with the setback requirements as per the code. We are respectfully requesting an exception for this one lot, given its unique orientation compared to the rest because of the power easement. We believe the impact to be negligible.

- **Wall Height**

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 11-foot-high retaining wall (5 feet retaining wall plus 6 feet filling) where 3 feet is maximum allowed. We are requesting 11 feet of fill within 5 feet of the property line to complement the proposed 11-foot retaining wall. This fill is essential to ensure proper grading and stability for the lot, as well as to support the retaining wall. The increased wall height allows for better control and redirection of water runoff. This not only helps with the drainage on the subject property but also protects neighboring properties from potential water damage. Properly managing water flow is critical in preventing issues like flooding, foundation weakening, or landscape erosion on adjacent lots

### **Design Review**

- **Architecture**

This request is for a design review for 3 architectural floor plans and elevations. The elevation plans are shown on finished grade. The two-story detached single-family homes range from 1,892 square feet to 2,122 square



feet in size. The exterior of the homes consists of large decorative windows and a combination of stucco finish. From finished floor it will not exceed the 35 feet in height. The chart below reflects the height from finished floor. The exterior elevations reflect modern designs and finishes.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Plan 1908	2019 - 004	1,892	2 story	28'	2 car garage
Plan 2040	2019 - 004	2,040	2 story	29'	2 car garage
Plan 2122	2019 - 004	2,122	2 story	30'	2 car garage

Plan Name	Plan Number	Architectural Features
Plan 1908	2019 - 004	Front Elevation: <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> Rear Elevation: <ul style="list-style-type: none"> <li>- Optional Covered Patio</li> <li>- Variable Roof line</li> </ul> Garage Side Elevation: <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> Non-Garage Side Elevation: <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Plan 2040	2019 - 004	Front Elevation: <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> Rear Elevation: <ul style="list-style-type: none"> <li>- Optional Covered Patio</li> <li>- Variable Roof line</li> </ul> Garage Side Elevation: <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> Non-Garage Side Elevation: <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
2019 - 004	2019 - 004	Front Elevation: <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> Rear Elevation: <ul style="list-style-type: none"> <li>- Optional Covered Patio</li> <li>- Variable Roof line</li> </ul> Garage Side Elevation: <ul style="list-style-type: none"> <li>- Variable Roof line</li> </ul>



		<ul style="list-style-type: none"><li>- Window Trim</li></ul> <b>Non-Garage Side Elevation:</b> <ul style="list-style-type: none"><li>- Variable Roof line</li><li>- Window Trim</li></ul>
--	--	--

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

Sincerely,

Austin Chen  
Senior Land Planner

01/08/25 BCC AGENDA SHEET  
 APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-24-500144-FAR EAST PROPERTY, LLC:**

**TENTATIVE MAP** consisting of 11 lots and common lots on 2.52 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Gomer Road, 680 feet west of Fort Apache Road within Enterprise. JJ/sd/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
 176-30-501-003

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

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

**General Summary**

- Site Address: N/A
- Site Acreage: 2.52
- Project Type: Single-family residential
- Number of Lots: 11
- Density (du/ac): 4.3
- Minimum/Maximum Lot Size (square feet): 4,281/7,419

**Project Description**

The plans depict an 11 lot single-family residential subdivision on 2.52 acres with a density of 4.3 dwelling units per acre. The proposed subdivision will provide access from Gomer Road to Aralia Court that ends in a cul-de-sac. Attached sidewalks measuring 5 feet in width are located on both sides of Aralia Court. Common areas are located in the northwest corner along Gomer Road, a common element along south property line and along the east property line. Each of the homes will front towards Aralia Court. In the middle of the parcel is an existing 100 foot wide power easement that lies over the Aralia Court and extends out to the edge of each driveway.

**Surrounding Land Use**

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

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-24-0658	A request to vacate and abandon easements is a companion item on this agenda.
ZC-24-0656	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-24-0657	A waiver of development standards request to increase wall height, reduce front setback, and increase fill in conjunction with a design review for a single-family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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 Gomer Road. Furthermore, staff is not supporting the waiver of development standards request to reduce the front yard setback, increase retaining wall height, and increase fill. Therefore, due to the lack of connectivity to a secondary street and the associated waivers of development standards requests, staff recommends denial of the tentative map.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

**Public Works - Development Review**

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

- 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.

**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 #0221-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SUMMIT HOMES OF NEVADA**

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118**



# Department of Comprehensive Planning Application Form

# 34A

ASSESSOR PARCEL #(s): 176-30-501-003

PROPERTY ADDRESS/ CROSS STREETS: Gomer & Cheiftain

DETAILED SUMMARY PROJECT DESCRIPTION

Single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Fast East Property, LLC

ADDRESS: 5760 Springs Mountain Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

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

CELL \_\_\_\_\_

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

APPLICANT INFORMATION (must match online record)

NAME: Summit Homes of Nevada, LLC.

ADDRESS: 3425 Cliff Shadows Pwky Suite 290

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

REF CONTACT ID # n/a

TELEPHONE: 702-365-8588

CELL n/a

EMAIL: andrewa@summithomesnv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # n/a


TELEPHONE: 702-8844

CELL n/a

EMAIL: emilys@taneycorp.com

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

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

  
Property Owner (Signature)\*

NELSON WONG  
Property Owner (Print)

10/18/24  
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) FM-24-500144

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

BCC MEETING DATE 1/8/25

TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY 

DATE 11/14/24

FEE \$ 750

DATE 12/11/24

# 10





## TANEY ENGINEERING

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

November 13, 2024

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

**Re: Gomer & Chieftain  
APR-24-100798  
APN: 176-30-501-003  
Justification Letter - TM**

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes is respectfully submitting justification for a Tentative Map, Waivers of Development Standards, and a Design Review for a proposed single-family residential subdivision. A separate request has been submitted for a Rezone (Zone Change). This subdivision will be similar to the approved subdivision to the west (24-0112 companion with ZC-23-101556; ZC-24-0112; VS-24-0114; TM-24-500029).

### **Tentative Map**

The subject site is 2.52 gross acres and located south of Gomer Road and west of Chieftain Street. A Tentative Map is requested to allow for the development of a 11-lot single-family residential subdivision with a density of 4.36 dwelling units per acre. The lots range in size from 4,281 square feet to 7,419 square feet, with an average lot size of 5,732 square feet. The site is currently zoned RS20 (Rural Estates Residential District) with a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Single-Family Residential District) zoning.

Gomer Road will receive full off-site improvements including curb, gutter, sidewalk, and streetlights. All the lots will be accessed through Aralia Court. The streets will be 49-foot-wide public residential street with 30" modified roll curb with an attached 5-foot sidewalk, will be provided along Aralia Court. There will be multiple easements on site including an 80-foot power easement on the south and a 100-foot power easement running diagonally across the site.

The majority of the lots are oriented diagonally, following the curvature of the road. This ensures that the setback requirements are met while optimizing space taken up by the 100- foot power easement.

Lot 6 will have an alternative yard orientation compared to the rest of the lots. Lot 6 is located on the east side of the site and has a noticeably different orientation. Unlike the adjacent lots, which are angled diagonally, this lot is oriented vertically. This vertical alignment deviates from the diagonal arrangement of the surrounding lots, likely due to the constraints imposed by its location in the cul-de-sac and the 100-foot power easements that runs across all driveways.

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



<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood)	RS20 (Residential Single-Family 20)
North (Developed)	MN (Mid-Intensity Suburban Neighborhood)	RS.3.3 (Residential Single-Family 3.3)
South (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood)	RS20 (Residential Single-Family 20)
East (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood)	RS20 (Residential Single-Family 20)
West (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood)	RS.3.3 (Residential Single-Family 3.3).

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

Sincerely,

Austin Chen  
Senior Land Planner

01/08/25 BCC AGENDA SHEET

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**ZC-24-0663-RAINBOW GOMER, LLC:**

**ZONE CHANGE** to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone.

Generally located on the south side of Gomer Road (alignment), 280 feet east of Rainbow Boulevard within Enterprise (description on file). JJ/mc (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-26-101-001

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

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

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

Applicant's Justification

The applicant is requesting a reclassification to an Industrial Light (IL) zoning district for an outside storage yard. The proposed reclassification is in conformance with the Master Plan. According to the applicant, the railroad cuts through the southwest portion of the property. In addition, the site is surrounded by BLM property that is all Master Planned Business Employment. The proposed use is consistent and compatible with planned and existing land uses in the area and the project will be an asset to the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-1156-03	Street name change from Gomer Road to Silverado Ranch Boulevard, extending from Las Vegas Boulevard South to Jones Boulevard	Approved by PC	September 2003

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East, & West	Business Employment	RS20	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0664	A waiver of development standards to waive full off-site improvements, eliminate street and parking lot landscaping, and reduce throat depth, design review for an outside storage yard and to reduce the requirement for sustainability points is a companion item on this agenda.
VS-24-0665	A vacation and abandonment of patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The Business Employment (BE) land use category supports opportunities for different types and intensities of office, industrial, manufacturing and warehouse/distribution, as well as supporting commercial. The proposed Industrial Light (IL) zoning district is conforming to the Master Plan's Business Employment (BE) land use category. The property in the immediate area is also in the Business Employment (BE) land use category, and there are major transportation routes (Rainbow Boulevard and the Union Pacific Railroad) nearby to support industrial uses. Approval of this request supports Goal EN-5 of the Master Plan, which is to protect the viability of industrial and employment areas in Enterprise. For these reasons, staff finds the request for the zone is appropriate for this location.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

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

- No comment.

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

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

DRAFT



# Department of Comprehensive Planning Application Form

# 35A

ASSESSOR PARCEL #(s): 176-26-101-001

PROPERTY ADDRESS/ CROSS STREETS: S. side of Gomer, east of Rainbow

### DETAILED SUMMARY PROJECT DESCRIPTION

Rezone from RS20 to IL for a storage yard.

### PROPERTY OWNER INFORMATION

NAME: Rainbow Gomer, LLC  
ADDRESS: 6640 W. Patrick  
CITY: Las Vegas STATE: NV ZIP CODE: 89118  
TELEPHONE: \_\_\_\_\_ CELL 702-271-6515 EMAIL: kdammm@capwestdev.com

### APPLICANT INFORMATION (must match online record)

NAME: same as owner  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart  
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.

[Signature]  
Property Owner (Signature)

Michael Dean  
Property Owner (Print)

1/1/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) ZC-24-0663

ACCEPTED BY [Signature]

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

DATE 11-14-2024

BCC MEETING DATE 1-8-2025

FEES \$1,200

TAB/CAC LOCATION Enterprise

DATE 12-11-2024

# 40

# APR - 24 - 100378

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

November 14, 2024

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

RE: Zone Change Justification Letter – APR 24-100378/APN: 176-26-101-001

Dear Sir or Madam:

Please accept this as our request for a zone change from Residential Single-Family 20 (RS20) to Industrial Light (IL). The property is planned for Business Employment (BE) and IL is a conforming zone change.

**Description**

The property is 2.5 acres located on the south side of the Gomer Road alignment, with the railroad cutting through the southwest portion of the property. The property is surrounded by BLM property that is all master planned Business Employment. The proposed use is for an outside storage facility, surrounded by a 6-foot chain link fence with barbed wire on top for security. There will not be any building on the site, therefore there is no requirement for parking or parking lot landscaping. There is no municipal water in the area, so we are requesting to waive the required trees along the street frontage. The property is surrounded by Bureau of Land Management (BLM) land. We are requesting to waive full off-sites and are intending to pave the roadway and build the full off-sites once the surrounding is developed.

**Requested Applications**

Zone change from Residential Single-Family 20 (RS20) to Industrial Light (IL).

PLANNER  
COPY

ZC-24-066J<sub>1</sub>

There are companion applications for design reviews and waivers of development standards.

We believe this to be an asset to the area and respectfully request approval of this request.

Yours truly,

*Lucy Stewart*

PLANNER  
COPY



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

November 13, 2024

PLANNER  
COPY

Mr. Brady Bernhart, Senior Planner  
Comprehensive Planning Department  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter –DR/WS- APR 24-100378/APN: 176-26-101-001

Dear Mr. Bernhart:

Please accept this as our request for a zone change from Residential Single-Family 20 (RS20) to Industrial Light (IL). The property is planned for Business Employment (BE) and IL is a conforming zone change.

**Description**

The property is 2.5 acres located on the south side of the Gomer Road alignment, with the railroad cutting through the southwest portion of the property. The property is surrounded by BLM property that is all master planned Business Employment. The proposed use is for an outside storage facility, surrounded by an 8-foot chain link fence with barbed wire on top for security, for a maximum height of 8' fence with 1'-2 5/8" barbed wire. There will be mesh screening along the north and western property lines.

Nine street trees and 3 parking lot trees would normally be required for the site. There is no water to the area so the applicant will have to pay a fee in lieu of payment instead of planting trees at the building permit stage.

PLANNER  
COPY 1

The fence and the gates are set back 20-feet from the street. There will not be any building on the site, therefore there is no requirement for parking or parking lot landscaping. There will be no vehicles stored on the site, nor any hazardous material. There will be no storage stacked or piled above the fence height. There is no municipal water in the area, so we are requesting to waive the required trees along the street frontage. The property is surrounded by Bureau of Land Management (BLM) land. We are requesting to waive full off-sites and are intending to pave the roadway and build the full off-sites once the surrounding is developed. The site is intended to be a storage yard for lease, most likely for contractors to store construction equipment. Construction equipment/materials is defined as, "is material used for construction. Many naturally occurring substances, such as clay, rocks, sand, wood, and even twigs and leaves, have been used to construct buildings and other structures. There will be no trash enclosure since there is no business and Republic Services indicates there is no need for a trash enclosure (see attached letter from Republic Services).

### **Requested Applications**

Zone change from Residential Single-Family 20 (RS20) to Industrial Light (IL)  
(Companion item)

### **Design Reviews**

Design Review -For a proposed outside storage/display yard.

Design review – Design review to waive the requirement for sustainability points. There are no buildings on the site, no parking lot required therefore no parking lot landscaping. There is no water in the area, therefore trees cannot be planted, therefore, we are requesting to waive the requirement for sustainability.

### **Waiver of development standards #1**

Waive full off-sites (curb, gutter, streetlights, and sidewalks) except paving per Section 30.04.08. There is no development in the area, and once the area develops, they are happy to provide full off-sites.

### **Waiver of development standards #2**

Eliminate sidewalk and street landscaping along Gomer Road where a detached sidewalk and street landscaping is required per Section 30.04.01. There is no water in the area and therefore we are unable to provide landscaping. We are

providing ground cover (rock) instead of the trees required. The applicant will pay a fee in lieu of trees for the street frontage and the parking lot.

**PLANNER  
COPY**

Waiver of development standards #3

Eliminate parking lot landscaping when required per Section 30.04.01D.8. The parking lot requires 3 trees (one island and two end islands) and the street frontage requires one tree every 30 feet of frontage, excluding driveways. Therefore, a total of 10 trees (2 parking lot trees, and 9 street frontage trees) are required so a fee in lieu of shall be paid instead of planting.

Waiver of Development Standards #4

Request to reduce the throat depth (Standard drawing 222.1) on both driveways, to 0 feet on the entrance and 10 feet on the exit, where 25 feet is required. While the site doesn't meet the throat depth, there will be minimal traffic since this site is proposed for only storage. The gates will remain open during business hours. Since this is a storage lot, the office hours will occur only when someone is there bringing or removing items.

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

Yours truly,

*Lucy Stewart*

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**VS-24-0665-RAINBOW GOMER, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Redwood Street (alignment), and between Gomer Road and Landberg Avenue (alignment) within Enterprise (description on file). JJ/bb/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
 176-26-101-001

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

**BACKGROUND:**

**Project Description**

The applicant is proposing to vacate 33 foot wide patent easements adjacent to the south, east, and north property lines, and a 3 foot wide patent easement adjacent to the Gomer Road alignment. The project site is located 300 feet east of Rainbow Boulevard and south of Gomer Road. The patent easements are no longer required for roadway and utility purposes. The vacation of the easements are necessary to facilitate development of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-1156-03	Street name change from Gomer Road to Silverado Ranch Boulevard, extending from Las Vegas Boulevard South to Jones Boulevard	Approved by PC	September 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Business Employment	RS20	Undeveloped

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

**Related Applications**

Application Number	Request
ZC-24-0663	A zone change to reclassify the site from RS20 to IL zoning is a companion item on this agenda.

### Related Applications

Application Number	Request
WS-24-0664	A waiver of development standards to waive full off-site improvements, eliminate street and parking lot landscaping, and reduce throat depth, design review for an outside storage yard and to reduce the requirement for sustainability points is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

- Right-of-way dedication to include 30 feet to the back of curb for Gomer Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### Building Department - Addressing

- No comment.

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

- No objection.

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

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

DRAFT



# Department of Comprehensive Planning Application Form

# 36A

ASSESSOR PARCEL #(s): 176-26-101-001

PROPERTY ADDRESS/ CROSS STREETS: S. side of Gomer, east of Rainbow

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacation and abandonment for patent easements

### PROPERTY OWNER INFORMATION

NAME: Rainbow Gomer, LLC

ADDRESS: 6640 W. Patrick

CITY: Las Vegas

STATE: NV ZIP CODE: 89118

TELEPHONE: \_\_\_\_\_ CELL 702-271-6515 EMAIL: kdamm@capwestdev.com

### APPLICANT INFORMATION (must match online record)

NAME: same as owner

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_

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

### CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart

ADDRESS: 1930 Village Center Circle, Bldg 3-577

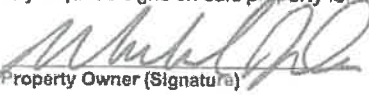
CITY: Las Vegas

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)

MICHAEL DEAN  
Property Owner (Print)

7/1/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION #(s) VS-24-0665

ACCEPTED BY [Signature]

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

DATE 11-14-2024

BCC MEETING DATE 1-8-2025

FEES \$1,200

TAB/CAC LOCATION Enterprise

DATE 12-12-2024

APR-24-100378



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

November 11, 2024

Mr. Brady Bernhart, Senior Planner  
Comprehensive Planning Department  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter – APR 24-100378/APN: 176-26-101-001-Vacation &  
Abandonment

Dear Mr. Bernhart:

Please accept this as our request for a vacation and abandonment for patent easements. The property is surrounded by 33-foot patent easements on the south, east, north, and west boundaries. The patent easements on the west, south, east side of the property and the South 3 feet of the North 33 feet are being vacated. The site is an open storage lot and easements need to be vacated to allow a fence to be built surrounding the site.

We believe this to be an asset to area and respectfully request approval of this request.

Yours truly,

*Lucy Stewart*

*VS-24-0665*

PLANNER  
COPY

1

**PUBLIC HEARING**

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

**WS-24-0664-RAINBOW GOMER, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) street landscaping; 2) eliminate parking lot landscaping; 3) waive full off-site improvements; and 4) alternative driveway geometrics.

**DESIGN REVIEW** for outdoor storage on 2.5 acres in an IL (Industrial Light) Zone.

Generally located south of Gomer Road and 300 feet east of Rainbow Boulevard within Enterprise. JJ/bb/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-26-101-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Eliminate street landscaping along Gomer Road where 15 feet of landscaping consisting of 1 large tree every 30 feet is required per Section 30.04.01 (a 100% reduction).
- b. Eliminate a street landscaping along Gomer Road where 5 foot wide landscape strips are required on each side of a detached sidewalk per Section 30.04.01D.
2. Eliminate parking lot landscape fingers where required per Section 30.04.04.
3. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where required per Section 30.04.08C.
4. Reduce the throat depth for a driveway along Gomer Road to zero feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Outdoor storage (no building)
- Parking Required/Provided: 8/8

**Site Plan**

The plan depicts a 2.5 acre undeveloped parcel of land that will be used for outdoor storage with screening from public right-of-way. The site is 300 feet east of Rainbow Boulevard and south of

Gomer Road. Both the west and north security fences will include screening to meet Code requirements. The remainder of the perimeter of the property will have security fencing at 8 feet with barbed wire on top. The site will be paved with 8 parking spaces and access from Rainbow Boulevard through a portion of existing Gomer Road right-of-way and a corner of BLM property through an easement. The paved access will include 2 gates at the north end of the property where the driveways meet Gomer Road. The gates will be set back 26 feet from the front property line and will be open during business hours for employee visits. This property is not open to the public. Approximately 25% of the property is located on Union Pacific Railroad spur easement land with an active rail line at the southwest corner of the property. This area will have a fence separating the railroad right-of-way from the outdoor storage use.

Landscaping

The applicant is requesting waivers to eliminate landscaping on this property. The applicant states that since there is no building proposed, there will be no water service to the site to support landscaping. The applicant is willing to consider paying the tree fee in lieu of 9 required street trees and 3 required parking lot trees.

Elevations

No building is proposed with this development.

Applicant's Justification

The applicant is requesting to store construction materials and related equipment on the 1.62 acre storage yard area. The site is located between developed properties and does not have direct access to water service for irrigation required for planting trees and shrubs. The applicant is requesting a waiver to eliminate landscape requirements for trees and shrubs. The applicant is proposing to pay the tree fee in lieu instead of planting the 12 total trees required for this development. Hours of operation are variable and dependent on work schedules. The gates will remain open during storage site visits and closed after work hours. There is no construction proposed with this application beyond the 8 foot high security fence and screening on the west and north sides of the fence to meet outdoor storage conditions.

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-1156-03	Street name change from Gomer Road to Silverado Ranch Boulevard, extending from Las Vegas Boulevard South to Jones Boulevard	Approved by PC	September 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Business Employment	RS20	Undeveloped

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

### Related Applications

Application Number	Request
ZC-24-0663	A zone change to reclassify the site from RS20 to IL zoning is a companion item on this agenda.
VS-24-0665	A vacation and abandonment of patent easements is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Waivers of Development Standards

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

##### Waivers of Development Standards #1 & #2

Street landscaping is a standard development requirement in the urban area and is useful to further screen industrial property from street view. However, in this situation, the undeveloped land does not have access to a water source that could be used for irrigation. This property and the companion item to reclassify the site as IL (Light Industrial) supports installing the trees now and connecting to a water source. Although the applicant has proposed paying the tree fee in lieu to mitigate the elimination of landscaping, development of this site without trees will not meet the Master Plan Policy 3.6.1 for urban heat island effects. Therefore, staff cannot 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 others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed storage area design and screening meets the conditions of outdoor storage as a principal use; however, since staff cannot support the waiver requests, staff cannot support the design review.

## **Public Works - Development Review**

### Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

### Waiver of Development Standards #4

Staff can support the request to reduce the throat depth for the driveway along Gomer Road. The reduction will not have any impact of vehicles in the right-of-way as there are no other developments in the area.

### **Staff Recommendation**

Approval of waiver of development standards #4; denial of waivers of development standards #1 through #3 and the design review.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved

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

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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet to the back of curb for Gomer Road;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 2 year review of off-sites;
- Applicant to pay a contribution for local roadway, drainage, or trail related improvements in District F in lieu of constructing full off-site improvements, as determined by Public Works.

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

- No comment.

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

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

DRAFT



# Department of Comprehensive Planning Application Form

# 37A

ASSESSOR PARCEL #(s): 176-26-101-001

PROPERTY ADDRESS/ CROSS STREETS: S. side of Gomer, east of Rainbow

### DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards  
Design Review for outside storage

### PROPERTY OWNER INFORMATION

NAME: Rainbow Gomer, LLC  
ADDRESS: 6640 W. Patrick  
CITY: Las Vegas STATE: NV ZIP CODE: 89118  
TELEPHONE: \_\_\_\_\_ CELL 702-271-6515 EMAIL: kdammm@capwestdev.com

### APPLICANT INFORMATION (must match online record)

NAME: same as owner  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart  
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 understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]  
Property Owner (Signature)

Michael Dean  
Property Owner (Print)

11/1/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS/DR-24-0664

ACCEPTED BY [Signature]

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

DATE 11-14-2024

BCC MEETING DATE 1-8-2025

FEES # 1300

TAB/CAC LOCATION Enterprise

DATE 12-12-2024

# APR-24-100378

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

November 13, 2024

Mr. Brady Bernhart, Senior Planner  
Comprehensive Planning Department  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter –DR/WS- APR 24-100378/APN: 176-26-101-001

Dear Mr. Bernhart:

Please accept this as our request for a zone change from Residential Single-Family 20 (RS20) to Industrial Light (IL). The property is planned for Business Employment (BE) and IL is a conforming zone change.

### Description

The property is 2.5 acres located on the south side of the Gomer Road alignment, with the railroad cutting through the southwest portion of the property. The property is surrounded by BLM property that is all master planned Business Employment. The proposed use is for an outside storage facility, surrounded by an 8-foot chain link fence with barbed wire on top for security, for a maximum height of 8' fence with 1'-2 5/8" barbed wire. There will be mesh screening along the north and western property lines.

Nine street trees and 3 parking lot trees would normally be required for the site. There is no water to the area so the applicant will have to pay a fee in lieu of payment instead of planting trees at the building permit stage.

PLANNER  
COPY

1



The fence and the gates are set back 20-feet from the street. There will not be any building on the site, therefore there is no requirement for parking or parking lot landscaping. There will be no vehicles stored on the site, nor any hazardous material. There will be no storage stacked or piled above the fence height. There is no municipal water in the area, so we are requesting to waive the required trees along the street frontage. The property is surrounded by Bureau of Land Management (BLM) land. We are requesting to waive full off-sites and are intending to pave the roadway and build the full off-sites once the surrounding is developed. The site is intended to be a storage yard for lease, most likely for contractors to store construction equipment. Construction equipment/materials is defined as, "is material used for construction. Many naturally occurring substances, such as clay, rocks, sand, wood, and even twigs and leaves, have been used to construct buildings and other structures. There will be no trash enclosure since there is no business and Republic Services indicates there is no need for a trash enclosure (see attached letter from Republic Services).

#### **Requested Applications**

Zone change from Residential Single-Family 20 (RS20) to Industrial Light (IL)  
(Companion item)

#### **Design Reviews**

Design Review -For a proposed outside storage/display yard.

Design review – Design review to waive the requirement for sustainability points. There are no buildings on the site, no parking lot required therefore no parking lot landscaping. There is no water in the area, therefore trees cannot be planted, therefore, we are requesting to waive the requirement for sustainability.

#### **Waiver of development standards #1**

Waive full off-sites (curb, gutter, streetlights, and sidewalks) except paving per Section 30.04.08. There is no development in the area, and once the area develops, they are happy to provide full off-sites.

#### **Waiver of development standards #2**

Eliminate sidewalk and street landscaping along Gomer Road where a detached sidewalk and street landscaping is required per Section 30.04.01. There is no water in the area and therefore we are unable to provide landscaping. We are

PLANNER  
COPY

providing ground cover (rock) instead of the trees required. The applicant will pay a fee in lieu of trees for the street frontage and the parking lot.

Waiver of development standards #3

Eliminate parking lot landscaping when required per Section 30.04.01D.8. The parking lot requires 3 trees (one island and two end islands) and the street frontage requires one tree every 30 feet of frontage, excluding driveways. Therefore, a total of 10 trees (3 parking lot trees, and 9 street frontage trees) are required so a fee in lieu of shall be paid instead of planting.

Waiver of Development Standards #4

Request to reduce the throat depth (Standard drawing 222.1) on both driveways, to 0 feet on the entrance and 10 feet on the exit, where 25 feet is required. While the site doesn't meet the throat depth, there will be minimal traffic since this site is proposed for only storage. The gates will remain open during business hours. Since this is a storage lot, the office hours will occur only when someone is there bringing or removing items.

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

Yours truly,

*Lucy Stewart*

PLANNER  
COPY

**PUBLIC HEARING**

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

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

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

**RELATED INFORMATION:**

**APN:**

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

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

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

**Applicant's Justification**

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

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
WS-24-0673	A waiver of development standards and design review for a commercial development is a companion item on this agenda.
VS-24-0672	A vacation and abandonment of easements is a companion item on this agenda.
TM-24-500146	A tentative map for a commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The properties are planned Neighborhood Commercial which are areas intended for a mix of retail, restaurant, offices, service commercial, and other professional services. Reclassifying the properties to a CG zone is in conformance with the Master Plan and would allow for development that is compatible with the area that would serve the abutting residential development. East of the site on the north and south sides of Windmill Lane between Rancho Destino Road and Amigo Street are currently 9 parcels that are zoned CG. The reclassification of this site to CG would be a continuation of an existing trend in this area. Approval of this request would comply with Policy 6.1.2 of the Master Plan which encourages planning for a mix of residential and non-residential uses to support a balance of jobs and housing within the Las Vegas Valley. For these reasons, staff finds the request for the CG Zone is appropriate for this location.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0502-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PHILLIP REGESKI**

**CONTACT: PHILLIP REGESKI, 1740 DELL RANGE BOULEVARD, SUITE H-454,  
CHEYENNE, WY 82009**

DRAFT



# Department of Comprehensive Planning Application Form

# 38A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

### DETAILED SUMMARY PROJECT DESCRIPTION

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Construct parking onsite. Complete a zone change; a design review; and a final map.

### PROPERTY OWNER INFORMATION

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC  
ADDRESS: 10016 NETHERTON DRIVE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134  
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

### APPLICANT INFORMATION (must match online record)

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC  
ADDRESS: 10016 NETHERTON DRIVE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: PHILLIP REGESKI, P.E. PROJECT MANAGER  
ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454  
CITY: CHEYENNE STATE: WY ZIP CODE: 82009 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 307-757-5070 CELL 307-757-5070 EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

*Kenneth Matonovich*  
Property Owner (Signature)\*

KENNETH MATONOVICH  
Property Owner (Print)

3/19/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) 2C-24-0671

ACCEPTED BY *[Signature]*

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

DATE 11/18/24

BCC MEETING DATE 1/8/25

FEES \$1,200

TAB/CAC LOCATION enterprise

DATE 12/11/24

2C

24-100578



JUSTIFICATION LETTER FOR ZONE CHANGE

APR-24-100578

ONE-LOT COMMERCIAL SUBDIVISION

AP 177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

November 1, 2024

Clark County Development Services  
Clark County Comprehensive Planning  
Clark County, Nevada

INTRODUCTION

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

ZONE CHANGE

The current zoning of this property is Commercial Professional (CP). It is proposed to be revised to General Commercial (CG) to better align with commercial development that will service the neighborhood properties. The proposed change is justified because the current zoning does not allow for the type of development that is needed in this area. The county's master plan identifies this property as being suitable for Neighborhood commercial and the proposed zoning classification of CG will allow for the development of this type of project.

Please call (307-757-5070) or email ([pregeski@engalliance.com](mailto:pregeski@engalliance.com)) me with any questions or concerns.

Respectfully,

Phillip Regeski, P.E.

Project Engineer of Record.

File: JUSTIFICATION LETTER - ZONE CHANGE.pdf  
174.1 zone change justification letter 11-1-24.docx

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/sd/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

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

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 3 foot wide to 33 foot wide patent easements on portions of the subject parcels. In addition, the plans also depict the vacation of 5 feet of a right-of-way for Haven Street and Rancho Destino Road. The applicant states these easements are no longer needed for the development of the property and the vacation of right-of-way will allow for the installation of detached sidewalks.

**Prior Land Use Requests**

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

**Surrounding Land Use**

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



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CP	Single-family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0673	A waiver of development standards and design review for a commercial development is a companion item on this agenda.
ZC-24-0671	A zone change from CP to CG is a companion item on this agenda.
TM-24-500146	A tentative map for a commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project. 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PHILLIP REGESKI**

**CONTACT: PHILLIP REGESKI, CHEYENNE, 1740 DELL RANGE BOULEVARD, SUITE H-454, CHEYENNE, WY 82009**



# Department of Comprehensive Planning Application Form

# 39A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

### DETAILED SUMMARY PROJECT DESCRIPTION

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Construct parking onsite. Complete a zone change; a design review; and a final map.

### PROPERTY OWNER INFORMATION

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC  
ADDRESS: 10016 NETHERTON DRIVE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134  
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

### APPLICANT INFORMATION (must match online record)

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC  
ADDRESS: 10016 NETHERTON DRIVE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: PHILLIP REGESKI, P.E. PROJECT MANAGER  
ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454  
CITY: CHEYENNE STATE: WY ZIP CODE: 82009 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 307-757-5070 CELL 307-757-5070 EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

*Kenn Matonovich*  
Property Owner (Signature)\*

KENNETH MATONOVICH  
Property Owner (Print)

3/19/24  
Date

### DEPARTMENT USE ONLY

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

APPLICATION # (I) US-24-0672

PC MEETING DATE 11/8/25

BCC MEETING DATE 11/8/25

FAB/EAC LOCATION enterprise DATE 12/11/24

ACCEPTED BY *[Signature]*  
DATE 11/8/24  
FEES \$1,200

VAC



JUSTIFICATION LETTER FOR ZONE CHANGE

APR-24-100578

ONE-LOT COMMERCIAL SUBDIVISION

AP 177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

November 1, 2024

Clark County Development Services  
Clark County Comprehensive Planning  
Clark County, Nevada

INTRODUCTION

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

ZONE CHANGE

The current zoning of this property is Commercial Professional (CP). It is proposed to be revised to General Commercial (CG) to better align with commercial development that will service the neighborhood properties. The proposed change is justified because the current zoning does not allow for the type of development that is needed in this area. The county's master plan identifies this property as being suitable for Neighborhood commercial and the proposed zoning classification of CG will allow for the development of this type of project.

Please call (307-757-5070) or email ([pregeski@engalliance.com](mailto:pregeski@engalliance.com)) me with any questions or concerns.

Respectfully,  
Phillip Regeski, P.E.  
Project Engineer of Record.

File: JUSTIFICATION LETTER – ZONE CHANGE.pdf  
174.1 zone change justification letter 11-1-24.docx

**PUBLIC HEARING**

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

**WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking lot landscaping; 2) reduce buffering and screening; 3) increase maximum parking; 4) reduce drive-thru distance to properties subject to residential adjacency; and 5) allow an attached sidewalk. **DESIGN REVIEW** for a commercial development on 3.89 acres in a CG (General Commercial) Zone.

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

---

**RELATED INFORMATION:**

**APN:**

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

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking lot landscaping finger islands and trees where required per Section 30.04.01D.
2. Reduce the width of the landscape buffer adjacent to a less intense district to 10 feet where 15 feet is required per Section 30.04.02C (a 33% reduction).
3. Allow 192 parking spaces where 78 parking spaces are required and a maximum of 90 parking spaces are permissible per Chapter 30.04.04D.
4. Reduce the distance from a drive-thru to properties subject to residential adjacency to 190 feet where 200 feet is required per 30.04.06E (a 5% reduction).
5. Allow an attached sidewalk on Windmill Lane where a detached sidewalk is required per Section 30.04.08C.

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 110 E. Windmill Lane & 8075 Rancho Destino Road
- Site Acreage: 3.89
- Project Type: Commercial development
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 27,422

- Parking Required/Provided: 78/192
- Sustainability Required/Provided: 7/7

### Site Plans

The plans depict a new commercial retail center on 5 different parcels located on the north side of Windmill Lane between Haven Street and Rancho Destino Road. Currently, there are 2 existing single-family residential homes on 2 of the parcels. The existing home adjacent to Haven Street will be demolished due to poor conditions and the existing home adjacent to Rancho Destino Road will remain and be remodeled to accommodate commercial uses. Access to the site is from 1 driveway that is centrally located on Windmill Lane. Pedestrian pathways are shown from Windmill Lane and between the buildings. A total of 6 commercial buildings are proposed, including the converted residence, with a mixture of both retail and restaurants. The 3 buildings closest to Windmill Lane show drive-thru lanes. The drive-thru lanes for the central and eastern buildings are buffered from the north by the retail buildings. The drive-thru lane for the western building is not buffered from the residential properties to the north. A total of 192 parking spaces are provided where 78 parking spaces are required and a maximum of 90 parking spaces are permissible. Along Windmill Lane is an existing attached sidewalk that the applicant is requesting to remain.

### Landscaping

The plans depict landscaping along Windmill Lane, Rancho Destino Road, and Haven Street. Both Haven Street and Rancho Destino Road will have detached sidewalks with landscape strips on both sides of the detached sidewalk. A 10 foot wide landscape strip is shown along Windmill Lane. The plans depict interior parking lot landscaping; however, several landscape islands have not been provided for every 6 parking spaces.

### Elevations

The plans depict commercial buildings that vary in height from 22 feet to 32 feet. The buildings' exterior depicts a stucco finish with stone veneer columns; stone materials, pitched roofline and parapet walls, glazed storefront windows, and metal canopies. The commercial buildings incorporate horizontal articulation with variation in roofline, and changes in texture, materials, surface colors, and columns.

### Floor Plans

Buildings A and B are proposed retail and restaurant spaces. Buildings C, D, and E are proposed restaurants with drive-thrus. Building F, which is the dwelling that will be converted, shows office spaces, but the applicant indicates this building may be for retail as well.

### Applicant's Justification

The applicant states the commercial site is justified on this parcel because it will be developed with shops and services that are essential to the adjacent residential neighborhoods. The home adjacent to Haven Street will be demolished because it is in poor condition. The home adjacent to Rancho Destino Road will remain because it is in very good condition and can be remodeled to accommodate a commercial use. The reduction of parking lot landscaping is due to the design being done under the prior version of Title 30. The reduced width of the landscape buffer adjacent to the RNP area to the north is comparable to other projects that exist in the area. The

request for 192 parking spaces where a maximum of 90 parking spaces are permissible is because some of the buildings could potentially become restaurants. The drive-thrus will have very little effect on the residential areas to the north. The existing attached sidewalk on Windmill Lane was constructed by the County.

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
ZC-24-0671	A zone change from CP to CG is a companion item on this agenda.
VS-24-0672	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
TM-24-500146	A tentative map for a commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

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

#### Waiver of Development Standards #1

Staff cannot support the request to reduce parking lot landscaping as proposed. Numerous areas have more than 6 spaces without trees. The purpose of parking lot landscaping is to provide relief for drivers and to reduce the urban heat island. With no mitigation proposed, staff cannot support this request.

#### Waiver of Development Standards #2

Staff cannot support the waiver of development standards to reduce the width of the required landscape buffer to the RNP areas to the north. The 15 foot width is required to provide more separation between buildings and residential properties to ensure an appropriate buffer is established to reduce any negative impacts on the existing residential uses. The applicant can redesign the site to accommodate a 15 foot wide landscape buffer. Staff cannot support this request.

#### Waiver of Development Standards #3

Staff cannot support the waiver of development standards to increase the parking above the maximum of 15%. The intent is to reduce the amount of hardscape that contributes to heat island effect. The parking analysis requires 78 parking spaces and has provided a total of 192 parking spaces. With a maximum of 15% above the minimum amount required would be 90 spaces. The parking for the proposed commercial center is excessive. Therefore, staff cannot support this request.

#### Waiver of Development Standards #4

Staff cannot support the request to reduce the residential adjacency for a drive-thru to less than 200 feet. Building C has a drive-thru that begins adjacent to Haven Street and is 190 feet away from the residential properties to the north. While the noise from the other 2 drive-thru buildings will be buffered by the on-site retail buildings, there is no buffer for Building C. Therefore, staff cannot support this request.

#### Design Review

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

The design of the buildings is appropriate for the site, but the overall site design is dependent upon numerous waivers that staff cannot support. Therefore, staff cannot support the proposed design review.



## **Public Works - Development Review**

### Waiver of Development Standards #5

Staff cannot support the request to not install detached sidewalks along Windmill Lane. Although attached sidewalks exist in the area, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic. With the redevelopment of the site, staff finds that it is imperative to provide the detached sidewalks.

## **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project; 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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

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

#0502-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** PHILLIP REGESKI  
**CONTACT:** PHILLIP REGESKI, CHEYENNE, 1740 DELL RANGE BOULEVARD, SUITE H-454, CHEYENNE, WY 82009

DRAFT



# Department of Comprehensive Planning Application Form

# 40A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

### DETAILED SUMMARY PROJECT DESCRIPTION

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Construct parking onsite. Complete a zone change; a design review; and a final map.

### PROPERTY OWNER INFORMATION

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC  
ADDRESS: 10016 NETHERTON DRIVE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134  
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

### APPLICANT INFORMATION (must match online record)

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC  
ADDRESS: 10016 NETHERTON DRIVE  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: PHILLIP REGESKI, P.E. PROJECT MANAGER  
ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454  
CITY: CHEYENNE STATE: WY ZIP CODE: 82009 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 307-757-5070 CELL 307-757-5070 EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

  
\*Property Owner (Signature)\*

KENNETH MATONOVICH  
Property Owner (Print)

3/19/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0673

ACCEPTED BY 

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

DATE 11/18/24

BCC MEETING DATE 1/8/25

FEES \$1,300

TAB/CAC LOCATION enterprise

DATE 12/11/24



JUSTIFICATION LETTER FOR ZONE CHANGE

APR-24-100578

ONE-LOT COMMERCIAL SUBDIVISION

AP 177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

November 1, 2024

Clark County Development Services  
Clark County Comprehensive Planning  
Clark County, Nevada

INTRODUCTION

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

DESIGN REVIEW.

The planning inclusion of the DESIGN REVIEW is justified and needed in two ways for this project.

First, the parcel has two existing single family homes on the property. The home adjacent to Haven Street will be demolished because it is in poor condition. The home adjacent to Rancho Destino Street will remain, because it is in very good condition and can be remodeled to accommodate a commercial use.

The DESIGN REVIEW, therefore, is required to revise the residence into a commercial building.

Second, the future development of the one-lot commercial subdivision can have a variety of buildings included in the final design. The first-floor elevations of each building could have a difference of greater than 18" above or below the adjacent existing neighboring buildings. The DESIGN REVIEW is justified to address the future building elevations and the general design of each building and the layout of the entire site.

Please note that the developer expects to construct each building as shown for commercial leasing.

SITE PLAN

The site plan is included to address the onsite design and the offsite design. Please note the following.



## PARKING

The developer expects to develop the site to accommodate approximately half of the buildings as restaurants and/or fast foods (1 parking space per 150 sf, 14,942 sf.), and half as retail sales (1 parking space per 350 sf, 12,480 sf.).

The parking spaces required for the food service is 100 spaces.

The parking spaces required for retail is 36 spaces.

The total required parking spaces is 136. The spaces provided is 192 spaces.

The structural site plan (S-1) and the Site Plan (C1) shows the onsite parking and the calculations of the parking spaces provided.

## WAIVER OF DEVELOPMENT STANDARDS

### NORTH PROPERTY LINE BUFFER LANDSCAPING AREA

The Clark County code requires a 15' landscape area adjacent to the north property line. The intense buffer area (as shown on FIG. 30.64-12) is required because the existing property, north of the north property line, is currently zoned as residential. And one of the parcels is currently constructed as a single family home property. The developer is asking that this be reduced to a 10 foot landscape area. The justification for the reduction is that the other developments proposed, or constructed, along Windmill have 10 foot landscape areas for that buffer area.

Please call (307-757-5070) or email ([pregeski@engalliance.com](mailto:pregeski@engalliance.com)) me with any questions or concerns.

Respectfully,

Phillip Regeski, P.E.

Project Engineer of Record.

File: 174.1 justification letter 8-25-24.docx  
justification letter-WS DR.pdf

01/08/25 BCC AGENDA SHEET

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

**TENTATIVE MAP** consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone.

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

**RELATED INFORMATION:**

**APN:**  
 177-09-403-023; 177-09-403-026 through 177-09-403-029

**LAND USE PLAN:**  
 ENTERPRISE - NEIGHBORHOOD COMMERCIAL

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

- Site Address: 8075 Rancho Destino Road & 110 E. Windmill Lane
- Site Acreage: 3.89
- Project Type: Commercial
- Number of Lots/Units: 1

The plans depict a 1 lot commercial subdivision located on the north side of Windmill Lane between Haven Street and Rancho Destino Road. Five separate parcels will be merged into 1 commercial subdivision.

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CP	Single-family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0673	A waiver of development standards and design review for a commercial development is a companion item on this agenda.
VS-24-0672	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
ZC-24-0671	A zone change from CP to CG is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;

- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project. 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PHILLIP REGESKI**

**CONTACT: PHILLIP REGESKI, CHEYENNE, 1740 DELL RANGE BOULEVARD, SUITE H-454, CHEYENNE, WY 82009**





# Department of Comprehensive Planning Application Form

# 41A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

### DETAILED SUMMARY PROJECT DESCRIPTION

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Construct parking onsite. Complete a zone change; a design review; and a final map.

### PROPERTY OWNER INFORMATION

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC

ADDRESS: 10016 NETHERTON DRIVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89134

TELEPHONE: 702-860-7850

CELL 702-860-7850

EMAIL: KEN@COSTELLOLV.COM

### APPLICANT INFORMATION (must match online record)

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC

ADDRESS: 10016 NETHERTON DRIVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89134

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

TELEPHONE: 702-860-7850

CELL 702-860-7850

EMAIL: KEN@COSTELLOLV.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: PHILLIP REGESKI, P.E. PROJECT MANAGER

ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454

CITY: CHEYENNE

STATE: WY

ZIP CODE: 82009

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

TELEPHONE: 307-757-5070

CELL 307-757-5070

EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

*Kenn Matonovich*  
\*Property Owner (Signature)\*

KENNETH MATONOVICH  
Property Owner (Print)

3/19/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) 177-09-403-023/46

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

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

DATE 11/12/24

BCC MEETING DATE 1/8/25

FEES 91750

TAB/CAC LOCATION Enterprise

DATE 12/11/24



JUSTIFICATION LETTER  
ONE-LOT COMMERCIAL SUBDIVISION

177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

September 10, 2024

Clark County Development Services  
Clark County Comprehensive Planning  
Clark County, Nevada

**INTRODUCTION**

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

**TENTATIVE MAP**

The map, and included sheets, are all part of the overall Tentative map.

Sheet T1 is the map plan view. It shows the proposed layout of the site as a one-lot commercial subdivision. A one-lot subdivision is justified because it provides the options to further subdivide the map with RECORD OF SURVEYS. This will allow the final design of the commercial area to fit the needs of the adjacent neighborhoods.

Sheet T2 shows the property sections at the north, south, east and west property lines. This shows how the developed site will conform to the adjacent parcels.

Sheet T3 shows that the property is currently split into 5 separate parcels (177-09-403-027, 177-09-403023, 177-09-403-026, 177-09-403-028, 177-09-403-029). The separate parcels will be reverted to one parcel and the separation lot lines will be eliminated.

Sheet T4 shows the landscaping that will be installed as part of the offsite improvements associated with the project.

**ZONE CHANGE**

The current zoning of this property is Commercial Professional (CP). It is proposed to be revised to General Commercial (CG) to better align with commercial development that will service the neighborhood properties. The proposed change is justified because the current zoning does not allow for the type of development that is needed in this area. The county's master plan