



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

March 12, 2024

6:00pm

AGENDA

Note:

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

Board/Council Members: John Getter, Chair
Dale Devitt
Randal Okamura

Brian A. Morris, Vice Chair
Dr. Juana Leia Jordan

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

County Liaison(s): Mike Shannon (702)-455-8338 mds@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
JAMES B. GIBSON, Chair – TICK SEGERBLOM, Vice-Chair
JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for February 27, 2024. (For possible action)
- IV. Approval of the Agenda for March 12, 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. **WS-23-0814-JRJ INVESTMENTS, INC:**
AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements in the right-of-way (previously not notified).
DESIGN REVIEW for an expansion of an existing vehicle sales facility on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Sahara Avenue and Bronco Street within Spring Valley. JJ/sd/syp (For possible action) **03/06/24 BCC**
- 2. **UC-24-0028-4401 WILSHIRE LP:**
USE PERMIT for a vocational training facility in conjunction with an existing office building on a 0.6 acre portion of 14.2 acres in a CP (Commercial Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Diablo Drive within Spring Valley. JJ/lm/ng (For possible action) **04/02/24 PC**
- 3. **VS-24-0036-LV WS CIMARRON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and between Cimarron Road and Buffalo Drive within Spring Valley (description on file). MN/rp/ng (For possible action) **04/02/24 PC**
- 4. **ET-24-400011 (UC-22-0580)-CAZAREZ IRMA:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** increase the area of an existing accessory structure; **2)** increase the cumulative area of all accessory structures; **3)** allow accessory structures not architecturally compatible with the principal building; and **4)** waive applicable design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate setbacks; and **2)** increase wall height in conjunction with an existing single family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone within the RNP-NPO Overlay. Generally located on the south side of Coley Avenue, 141 feet west of Westwind Road within Spring Valley. JJ/rp/ng (For possible action) **04/03/24 BCC**

5. **ET-24-400013 (NZC-19-0921)-PICERNE QUARTERHORSE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increased building height; 2) reduce setback; and 3) reduce landscaping.
DESIGN REVIEWS for the following: 1) proposed multiple family residential development; and 2) alternative parking lot landscaping on 16.4 acres in an RM32 (Residential Multi-Family 32) Zone within the CMA Design Overlay District. Generally located on the east side of Quarterhorse Lane and the south side of Sunset Road within Spring Valley (description on file). JJ/mh/ng (For possible action) **04/03/24 BCC**

VII. General Business

1. None.

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

- IX. Next Meeting Date: March 26, 2024.

- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
<https://notice.nv.gov>

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0814-JRJ INVESTMENTS, INC:

AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements in the right-of-way (previously not notified).

DESIGN REVIEW for an expansion of an existing vehicle sales facility on 1.9 acres in a C-2 (General Commercial) Zone.

Generally located on the southwest corner of Sahara Avenue and Bronco Street within Spring Valley. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

163-11-510-004; 163-11-510-005

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

WAIVER OF DEVELOPMENT STANDARDS

Allow non-standard improvements (landscaping) within the right-of-way (Sahara Avenue) where not permitted per Chapter 30.52

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Vehicle sales display lot
- Parking Required/Provided: 97/288

Site Plan

The plan depicts an automobile maintenance facility with an entrance/exit on the west side of the site from El Camino Road and Sahara Avenue. Whereas the sales facility and showroom are located on APN 163-11-502-002, west of El Camino Road. Centrally located on the western portion of the subject site, the building includes a maintenance and detail garage, parts warehouse, and vehicle wash. The parcel to the east will have tandem parking spaces for vehicle display and will function as an expanded storage lot to support the Audi dealership. No changes are proposed to the existing building located on the parcel to the west (APN 163-11-510-005). Cross access is shown on the plans between both parcels. The eastern parcel that will be utilized for display of vehicles for sale will not have any buildings or other structures.

Landscaping

The plans submitted depict a 15 foot wide landscape area behind an attached sidewalk along Bronco Street, and a 20 foot wide landscape area, with an additional 10 foot wide planter area, behind a 5 foot wide attached sidewalk along Sahara Avenue. The plans do not show or depict parking lot landscaping as vehicle display for the dealership.

Applicant's Justification

The applicant states the owner will utilize the existing undeveloped APN 163-11-510-004 as a satellite inventory storage lot. This parcel and the adjacent APN 163-11-510-005 have cross access to the subject parcel as access to Sahara Avenue and Bronco Street will be restricted with this development by block walls. Likewise, under a previous application, ZC-0478-17, required medium trees be planted adjacent to both Sahara Avenue and El Camino Road and this application will adhere to this previous application.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0163	Changes to a previously approved automobile maintenance facility	Approved by BCC	April 2019
TM-18-500047	1 lot commercial subdivision map	Approved by PC	April 2018
ZC-0478-17	Reclassified the site to C-2 and C-P zoning for an automobile minor paint/body shop, vehicle maintenance facility, and vehicle wash	Approved by BCC	July 2017
ZC-0497-14	Reclassified the eastern portion of the site to C-2 zoning and included use permits and design reviews for an automobile dealership on 2.9 acres in a C-2 zone, parking lot and driveway redesigned in conjunction with an existing office building, automobile repair, and automobile minor paint/body shop	Approved by BCC	October 2014
ZC-1476-05	Reclassified the northern parcel from R-E to C-2 zoning for retail/office buildings	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	NV Energy offices
South	Corridor Mixed-Use	C-2	Retail
East	Corridor Mixed-Use	C-1 & C-2	Vehicle sales facility
West	Corridor Mixed-Use	C-P & C-2	Vehicle sales/maintenance facility

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Design Review

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

This location has served as a commercial property for several years and the proposed plans to expand the vehicle display and storage use on this parcel depict a use, design, and location that will not have negative impacts to the surrounding area. The existing vehicle sales, vehicle wash and maintenance use are a functional extension for the existing commercial developments in this immediate area; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: February 7, 2024 – HELD – To 03/06/24 – per the applicant to rewrite/re-notify.

APPLICANT: SAM DUNNAM

CONTACT: SAM DUNNAM, TYLIN INTERNATIONAL, 4050 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WAS DR-23-0814/NOW WS/DR-23-0814

Property Owner or Subdivision Name: JRJ INVESTMENTS, INC.

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC 2/27/24 PC _____ BCC _____

Change(s) to be made:

Held no date specific

Withdrawn

No change to meeting(s) NO CHANGE TO BCC: 3/6/24

Amend Write-up

Renotify

Make a public hearing (Radius: _____)

Rescheduling

Other: _____

Additional fees – \$AMOUNT OF ADDITIONAL FEES: \$475

Refund

80%

100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: ADD WAIVER TO APPLICATION. ADD TO TOWN ADVISORY BOARD SPRING VALLEY MEETING FOR 2/27/24

Change initiated by: SWD Date: 2/8/24

Change authorized by: NM Date: 2/8/24

Change processed by: smm Date: 2/12/24

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 163-11-510-004; 163-11-510-005

Town Board(s): SPRING VALLEY

9

04/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0028-4401 WILSHIRE LP:

USE PERMIT for a vocational training facility in conjunction with an existing office building on a 0.6 acre portion of 14.2 acres in a CP (Commercial Professional) Zone.

Generally located on the east side of Fort Apache Road and the south side of Diablo Drive within Spring Valley. JJ/lm/ng (For possible action)

RELATED INFORMATION:

APN:

163-29-410-002 through 163-29-410-029

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5510 S. Fort Apache Road, Suite 133 (APN 163-29-410-004)
- Site Acreage: 14.2 (Fort Apache Point office complex)/0.6 (building pad)
- Project Type: Medical continuing education
- Number of Stories: 1
- Parking Required/Provided: 416/710

Site Plan

The plan depicts an existing multiple building office complex at 5510 South Fort Apache Road, at the southeast corner of Fort Apache Road and Diablo Drive. The office park has 710 available parking spaces, of which 416 parking spaces are required. The requested use is located within the building identified as Pad A3 which is adjacent to Diablo Drive.

Landscaping

Landscaping is existing and not a part of this application.

Elevations

The existing building has a painted stucco exterior in desert tans with tile roofing.

Floor Plan

The plan depicts an existing office building with executive suites. The office space for the proposed use includes 140 square feet and is located within a larger office with a shared lobby,

conference room, restrooms, maintenance, and storage spaces. Depending on class size, the applicant will either use their office space or the conference room within the executive suites.

Applicant's Justification

The applicant indicates the proposed use will provide Continuing Education Credits (CE's) through the American Heart Association's instruction including, but not limited to: CPR, First Aid, BLS, ACLS, PALS, and NRP for the local community medical professionals. Class sizes are typically 2 to 6 people and take from 2 to 6 hours to complete a 2 year certification. Classes consist of lectures, videos, practice on mannequins, AED and other equipment will be offered Monday through Saturday from 8:00 a.m. to 5:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1066-04	Comprehensive sign package for an office complex	Approved by BCC	July 2004
VS-1654-03	Vacated and abandoned easements	Approved by BCC	January 2004
ZC-1953-03	Reclassified the site to C-P zoning for an office complex	Approved by BCC	January 2004

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	Multiple family residential & single family residential
South	Corridor Mixed-Use	RM32 & CC	Multiple family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
West	Corridor Mixed-Use	CG	Mini-warehouse facility

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The Master Plan supports a mix of commercial and other professional services, like the proposed training facility. Staff does not anticipate any negative impact on surrounding uses. There is adequate parking and existing access to the property. Staff recommends approval of the use permit.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CJ MOON

CONTACT: CJ MOON, ACLS, ETC., 5510 S. FORT APACHE ROAD, SUITE 133, LAS VEGAS, NV 89148

APR-23-101694
APP

2



Department of Comprehensive Planning Application Form

PLANNER COPY

ASSESSOR PARCEL #(s): 163-29-410-004

PROPERTY ADDRESS/ CROSS STREETS: 5510 S Fort Apache Rd #113 / Diablos

DETAILED SUMMARY PROJECT DESCRIPTION

Vocational training

PROPERTY OWNER INFORMATION

NAME: Capital Equity Investments LLC
ADDRESS: 5510 S. Fort Apache Rd.
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: 702-848-5544 CELL: _____ EMAIL: jason@officeneest.com

APPLICANT INFORMATION

NAME: CJ Moon
ADDRESS: 17052 Olive Grove Lane
CITY: Silverado STATE: CA ZIP CODE: 92683 REF CONTACT ID # _____
TELEPHONE: 725-527-2787 CELL: 760-310-4725 EMAIL: CJCLSETC@gmail.com

CORRESPONDENT INFORMATION

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

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

Jason Chang
Property Owner (Print)*

1/29/2024
Date

DEPARTMENT USE ONLY

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

APPLICATION # (S) UC-24-0028

ACCEPTED BY [Signature]

PC MEETING DATE 04/02/24

DATE 2/1/24

BCC MEETING DATE _____

TAB/CAC LOCATION Spring Valley

DATE 05/12/24

\$1,000.00

January 27, 2024

APL-23-101694
JL

PLANNER COPY

To Tyler DeLorenzo,

I currently have an office at 5510 S Fort Apache Road, Suite 133, Las Vegas, NV 89148. I have the DBA for "ACLS, etc." and the Nevada State Business License and I've paid Clark County for my business license near end of last year.

I am a certified instructor through American Heart Association. I have no teaching credentials. I am not a teacher. I am merely an instructor for classes I have been approved to instruct.

I give instruction in CPR, First Aid, BLS, ACLS, PALS, and NRP. They all take from 2 to 6 hours per class and the attendees are certified for two years. Typically, my classes have 2-6 clients at a time. There is lecture, videos, practice on mannequins, AED, as well as other equipment, and there is a test for some of the classes. I give Continuing Education Credit (CEs) to the clients through the American Heart Association.

I have a following of nurses in Las Vegas that travel to a California office to take their courses. I've been told by some that there is a shortage of NRP classes available here in Las Vegas. Some of the nurses have tried to encourage my coming here to Las Vegas. I am hoping to do just that, with your approval.

"I am requesting a Special Use Permit to allow a vocational training facility in a CP Zone as a required per section 30.03.05 (B)."

I would be ever so grateful for your consideration.

Warmest regards,

CJ Moon
ACLS, etc.
aclsetc@gmail.com
725-527-2787
Cell; 760-310-4725

P.S. My plans are to move to Las Vegas as a fulltime instructor. Several family members have moved to Nevada including my mother and father who are having health issues as they are aging and so I wish to be nearby.

UC-211-0028

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0036-LV WS CIMARRON, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and between Cimarron Road and Buffalo Drive within Spring Valley (description on file). MN/rp/ng (For possible action)

RELATED INFORMATION:

APN:
 176-09-501-001

LAND USE PLAN:
 SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of a 33 foot wide patent easement on the east and south sides of the parcel. The applicant indicates the easement is no longer a public necessity.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-23-0076	Reclassified from R-E and C-1 zoning to R-4 zoning, waiver to increase building height, and design review for alternative parking lot landscaping, a multiple family development, and finished grade	Approved by BCC	May 2023
VS-23-0077	Vacated and abandoned a portion of right-of-way	Approved by BCC	May 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Commercial
South	Public Use	PF	Undeveloped
East	Neighborhood Commercial	RM32	Undeveloped
West	Neighborhood Commercial	CP	Office

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

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV WS CIMARRON, LLC

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



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: VS-24-0036

Property Owner or Subdivision Name: LVWS Cimarron LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** Enterprise 3/12/2024 **PC** _____ **BCC** _____

Add this application to the: **TAB/CAC** Spring Valley 3/12/2024 **PC** _____ **BCC** _____

Change(s) to be made:

Held no date specific

Withdrawn

No change to meeting(s) PC 04/02/2024

Amend Write-up

Renotify

Make a public hearing (Radius: _____)

Rescheduling

Other: _____

Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

Refund

80%

100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: Needs to go to spring valley TAB not Enterprise

Change initiated by: rp **Date:** 2/14/2024

Change authorized by: HW **Date:** 2/14/2024

Change processed by: ds **Date:** 2/14/2024

Follow up assigned to: _____ **Instructions:** _____

Parcel Number(s): 176-08-501-001

Town Board(s): Spring Valley

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400011 (UC-22-0580)-CAZAREZ IRMA:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) increase the area of an existing accessory structure; 2) increase the cumulative area of all accessory structures; 3) allow accessory structures not architecturally compatible with the principal building; and 4) waive applicable design standards.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) increase wall height in conjunction with an existing single family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone within the RNP-NPO Overlay.

Generally located on the south side of Coley Avenue, 141 feet west of Westwind Road within Spring Valley. JJ/rp/ng (For possible action)

RELATED INFORMATION:

APN:

163-12-306-014

USE PERMITS:

1. Increase the area of an existing accessory structure (Shade Structure #1) to 1,748 square feet where an accessory structure with a maximum area of 1,389 square feet (50% of the footprint of the principal building) is permitted per Table 30.44-1 (a 26% increase).
2. Increase the cumulative area of all accessory structures to 3,092 square feet where a maximum cumulative area of 2,778 square feet (100% of the footprint of the principal building) is permitted per Table 30.44-1 (an 11% increase).
3. Allow metal and CMU block accessory structures where structures are required to be architecturally compatible with the principal building per Table 30.44-1.
4. Waive all applicable design standards for accessory structures where required per Table 30.56-2A.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate the interior side yard setback for an existing accessory structure (Shade Structure #1) where a minimum setback of 5 feet is required per Table 30.40-1 (a 100% reduction).
 - b. Eliminate the setback from a public right-of-way for an existing accessory structure (BBQ structure) where a 10 foot setback is required per Table 30.40-1 and Section 30.56.040 (a 100% reduction).
2.
 - a. Increase the height of a combination screen wall/retaining wall to 14 feet (8 foot screen wall/3 foot metal panel with a 3 foot high retaining wall) where a maximum height of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 56% increase).

- b. Increase the height of a screen wall to 11 feet where a maximum height of 6 feet is permitted per Section 30.64.020 (an 83% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3049 Westwind Road
- Site Acreage: .5
- Project Type: Accessory structures
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,748 (accessory structure on western property line)/3,092 (cumulative accessory buildings)/2,778 (footprint of single family residence)

Site Plan

The approved site plan depicts a .5 acre property at the northwest corner of a 4 lot subdivision located at the corner of Coley Avenue and Westwind Road with a driveway that accesses a cul-de-sac off Westwind Road. The site plan further depicts an existing 5,067 square foot, 2 story single family residence with a first floor footprint of 2,778 square feet situated in the center of the site. There are a total of 5 shade structures that are shown on the plan. Four are detached shade structures and 1 shade structure that is attached to the existing residence. Furthermore, the existing residence is shown to have 2 additional architecturally compatible patio covers attached to the residence.

The shade structures are distributed throughout the site with one, 1,748 square foot shade structure (Shade Structure #1) located against the western property line with no setback and another 295 square foot accessory structure (BBQ structure) located against the northern property line along Coley Avenue with no setback. The other 2 detached shade structures are located centrally alongside the pool (346 square foot Shade Structure #2) and located 6 feet to the north of the existing residence in the northeast portion of the property (537 square foot Shade Structure #4). The attached 74 square foot shade structure (Shade Structure #5) is located along the northern portion of the residence.

Landscaping

An 8 foot CMU block wall is shown on the approved plans along the eastern and southern property lines with the CMU block wall along the northern and western property lines varying in height from 9 feet in the northeast corner of the property and increasing up to 11 feet in the northwest corner and along the western property line. WS-0129-15 previously allowed a wall up to 8 feet along the rear property line.

The approved landscape plan further depicts a graveled landscape area along the eastern property line that contains several planted trees and shrubs along the front of the residence. The remainder

of the site is primarily hardscaped with concrete and pavers with various shrubs and trees planted in breaks in the concrete. The plans also show planters with various shrubs that will be a part of the accessory structure on the western property line.

The approved plans indicate that the hardscape in the front and side yards is limited to 44% of the area in these yards, which complies with Section 30.64.030.

Elevations

The approved elevations depict the main body of Shade Structure #1 as a 14 foot structure composed of a mix of CMU block, metal supports, and wooden paneling with the western wall of the structure being comprised of the property's 14 foot combination screen and retaining wall. This wall is further described as being a 3 foot retaining portion, an 8 foot block wall portion, and a final 3 foot metal portion that is being used to help support the roof of the structure. The roof of the structure is composed of corrugated metal with an additional 2 foot ornamental gabled embellishment in the center of the structure. The approved elevation also shows the base of the structure being composed of a system of 6 foot to 8 foot retaining walls supporting compacted dirt for the floor of the structure. The exterior of the base will be brushed with stucco that will match the existing residence with the metal portions of the structure being painted a brown tone color.

The BBQ trellis is depicted as a 9.3 foot tall metal and CMU block structure. The base and back wall are primarily CMU block with a metal structural support frame and a corrugated metal roof. However, per the condition of the notice of final action, the BBQ area will have to remain uncovered. The base of the structure will be brushed with stucco to match the existing house and the metal portions will be painted a brown tone color.

Shade Structures #2, #4 and #5 are all metal framed structures with CMU block bases and support covers. The CMU block appears to be brushed with stucco and the roofs are metal that have been painted brown. The height of these structure varies between 7 feet and 11 feet.

The existing residence is a typical 2 story single family residence with a white stucco exterior with a red-orange tile roof.

Floor Plans

Shade Structure #1 is mostly open air but is split into 2 spaces with 1 being accessed with a ramp and several planters along the base of the entire structure. The BBQ area is also open air but contains spaces for 2 propane grills, preparation space, planters, and a trash area. The remaining shade structures are singular open air spaces.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0580:

Current Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- If building permits cannot be obtained for any structure, removal is required;

- BBQ area to remain uncovered as depicted on the presentation;
- Solar lights on exterior wall to be reduced 4 feet in height.
- 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; and that 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.

Applicant's Justification

The applicant indicates that since approval of UC-22-0580, building permits have been approved for the patio cover (Shade Structure # 2). The applicant is also stating that they are working with the building department on the trellis project, patio covers 4 & 5, and the retaining walls. The applicant is requesting an extension of time for up to 2 years, to pass all the inspections.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0580	Increased the area of an existing accessory structure, increased the cumulative area of all accessory structures, allowed an accessory structure not architecturally compatible with the principal building, and waived applicable design standards, with waivers to eliminate setbacks and increase wall height	Approved by BCC	January 2023
WS-0129-15	Allowed a secondary rear access gate and increased wall and gate height to 8 feet	Approved by PC	April 2015
ZC-0613-10	Reclassified the site from R-E to R-E (RNP-I) zoning	Approved by BCC	February 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	P-F	Elaine Wynn Elementary School
East, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-I)	Single family residential

Clark County Public Response Office (CCPRO)

CE21-17033 is an active violation for building accessory structures and increasing wall height without building permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 believes that 1 year was a reasonable amount of time to obtain the permits and finalize the inspection process. There are building permits under review for Shade Structure #1 (BD23-01929), Shade Structure #2 (BD23-01926), BBQ trellis #3 (BD23-04579), Shade Structure #4 (BD23-01921), and Shade Structure #5 (BD22-54347). The building permit for Shade Structure #1 is currently under review and is in "waiting for customer" status since November 2023. The building permit for Shade Structure #2 was issued in November 2023 with no approved inspection. The building permit for the BBQ structure has been in "ready to issue" status since February 2024, but has not been paid/issued. The building permit for Shade Structure #4 was issued in January 2024 with no approved inspection. Lastly, the building permit for Shade Structure #5 has been submitted and is still in review as of February 2024. Staff can support the request to extend the application for another 6 months to complete the building permit and inspection process.

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 October 03, 2024, to complete the building permit and inspection process.
- Applicant is advised 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

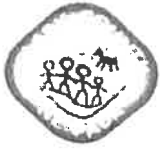
APPROVALS:

PROTEST:

APPLICANT: RAUL ESPINOZA

CONTACT: JAVIER BURROLA, 6154 DARNLEY STREET, NORTH LAS VEGAS, NV
89081

DRAFT



Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 163-12-306-014

PROPERTY ADDRESS/ CROSS STREETS: 3049 WESTWIND RD LAS VEGAS NV 89146 (Desert inn Rd / westwind Rd)

DETAILED SUMMARY PROJECT DESCRIPTION

ACCESSORY STRUCTURE AND PATIO COVERS BUILT WITHOUT PERMIT. PREVIOUSLY APPROVED FOR WAIVER FOR ARCHITECTURE COMPABILITY, REDUCTION OF SETBACKS, TO ALL ANY WALL TO GO ABOVE 8FT AND TO ALLO ACCESSORY STRUCTURE AND PATIO COVERS TO BE OVER 50% OF THE FOOTPRINT OF THE PRINCIPAL STRUCTURE

UC - 22-0580

PROPERTY OWNER INFORMATION

NAME: IRMA CAZAREZ

ADDRESS: 3049 WESTWIND RD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89146

TELEPHONE: _____

CELL 702-758-2934

EMAIL: 3jolalo@gmail.com

APPLICANT INFORMATION

NAME: RAUL ESPINOZA(A & A GENERAL CONTRACTING LLC)

ADDRESS: 2512 W. SAN MIGUEL AVE.

CITY: NORTH LAS VEGAS

STATE: NV

ZIP CODE: 89032

REF CONTACT ID # _____

TELEPHONE: _____

CELL 702-772-3669

EMAIL: ESPINOZA309031@GMAIL.COM

CORRESPONDENT INFORMATION

NAME: JAVIER BURROLA

ADDRESS: 6154 DARNLEY ST

CITY: N. LAS VEGAS

STATE: NV

ZIP CODE: 89081

REF CONTACT ID # _____

TELEPHONE: _____

CELL 702-308-3876

EMAIL: Designingnovelties@gmail.com

*Correspondent will receive all project communication

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

Irma Cazarez
Property Owner (Signature)

IRMA CAZAREZ
Property Owner (Print)

01/16/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" 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) 24-40011 (UC)

ACCEPTED BY SM

PC MEETING DATE _____

DATE 1/24/24

BCC MEETING DATE 4/3/24

TAB/CAC LOCATION Spring Valley

DATE 3/12/24

Fee: \$1,100

JUSTIFICATION LETTER

PARCEL: 163-12-306-014

ADDRESS: 3049 WESTWIND RD LAS VEGAS, NV. 89146

We would like to request an extension of time for this project for the existing construction of an accessory structure and multiple patio covers. We had an initial long process with Clark county since they made us divide this project in multiple permits

1. Accesory structure #1 we are in the process to record the easement with NVenergy per Clark county request and we are in the process to research an exisitng fault that barely passes through the property.
2. Patio cover #2 is already approved and in inspection process.
3. Trellis project #3 has some additional engineer comments.
4. Patio cover #4 only had one comment left and it should be approve anytime.
5. Patio Cover #5 has few additional comments
6. Retaining walls permit has few additional comments.

We would like to request an extension of time for an addition 1yr minimum or 2 years if possible since there is still inspections to pass once permits are approved. Below is the previous justification letter.

Thank you

Previous Justification letter

The intention of this justification letter is to gracefully obtain four waivers for this residential property additions. The first one is a use permit for a waiver for architectural compability for accessory structures. The second is a waiver for interior side, and street side setback for accessory structure #1 and BBQ patio cover #3. The third waiver is to allow any wall on the property line to go above 8 ft. A final waiver is being requested to allow to build the new accessory structure, and patio covers over 50% of the footprint of the principal structure.

The first waiver is for all the new additions to have architectural compability. The owner built these new additions with the concept to blend with the existing landscaping design of the rear yard by matching the structural columns and frames with warm brown colors such the ones of the existing trees. These neutrals colors helps to create a harmony area in the backyard. However, some of the structure made of cmu block will have stucco facade to match with the existing house finishes and house color. The new retaining walls will have the same block style as existing perimeter cmu walls. Equally important, all new structures concept is to create an area with transition between existing landscaping colors, materials and exisitng house finishes.

The second waiver is to allow the accessory structure #1 to have 0 ft interior side setback where 5ft setback is required by the zoning R-E. Also, for the BBQ patio cover #3 to have 0 ft side street setback where 10ft is required. The accessory structure #1 was built by the owner to remove the hill dirt on that area and contain the dirt with a retaining wall, and shade roof type to prevent the dust from blowing in. To compensate for the plants that were removed from the hill, the owner added planters. The owner was unaware where his property line was since, there is an easement behind this structure, and the owner thought that 5ft of that easement was

part of his property line. Either way, this structure was built within his correct property line. The easement of 10ft helps to create a separation between the owner of this property and the neighbor next to him. On the other hand, the BBQ patio cover #3 is being built for recreational and family time. The BBQ patio cover does not surpass in height, and it is not visible from the streetview in which it does not affect anyone around it. Please allow these 2 structures to remain as they are and have 0 ft interior and street side setback.

The third waiver is to allow any wall on the property line to go above 8 ft. The only wall that exceeds 8ft. is the one on the easement site. The existing retaining wall on this site is currently 8 ft however, 3ft of corrugated panel were added to support the roof of accessory structure #1. This is a total of 11 ft. The corrugated panel blends in color with the existing CMU wall to not disturb curb appeal or disturb neighbors view. Any other perimeter wall of this property line does not exceed 8ft. from exterior side.

The forth and final waiver is to allow the accessory structure #1, and patio covers to remain over the 50% of the total footprints of the principal structure. If we classified these new structure by single components only the accessory structure #1 is over the footprint of the principal structure and the others structures are below the principal structure. However, Once all the new structures are combined, they surpass the footprint of the principal structure, but they do not surpass the 50% of the lot size including the existing house footprints. Please see chart below and please allow for the size of the accessory structure #1 and patio covers to be over the 50% square foot of the principal structure.

EXISTING AND ADDITION LEGEND

- (E) 1ST FLOOR: 2,031 SQ.FT.
 - (E) 2ND FLOOR: 2,289 SQ.FT.
 - (E) GARAGE: 747 SQ.FT.

**TOTAL FOOTPRINT FOR 1ST FLOOR AND GARAGE : 2,778 SF - 50% OF THIS IS 1,389 SF THAT CAN BE BUILT.
 TOTAL LOT SIZE IS (0.51 ACRES): 22,215.60 SF - 50% OF THIS IS 11,107.80 SF THAT CAN BE BUILT.**

- (N) ACCESSORY STRUCTURE #1: 1,748 SQ.FT.
 - (N) PATIO COVER #2: 346 SQ.FT.
 - (N) BBO PATIO COVER #3: 295 SQ.FT.
 - (N) PATIO COVER #4: 537 SQ.FT.
 - (N) PATIO COVER #5: 74 SQ.FT.
 - (E) P#1: 112 SQ.FT.
 - (E) P#2: 275 SQ.FT.

TOTAL NEW ADDITIONS AND EXISTING PATIO COVERS: 3,387 SF. THIS IS OVER HALF OF THE 50% OF THE FOOT PRINT OF PRINCIPAL STRUCTURE

TOTAL (E) 1ST FLOOR, (E) GARAGE, (E) PATIO COVERS, (N) PATIO COVERS AND (N) ACCESSORY STRUCTURES: 6,166SQFT. THIS IS UNDER THE 50% OF TOTAL LOT SIZE OF .51 ACRES OR 22,215.60 SQFT: 11,107.80 SQ.FT

In conclusion, four waivers are being requested for this residential property additions. As mentioned above, each waiver is explained to detail on why it is being petitioned. Waiver #1 is for architectural compability for accessory structures. Waiver #2 is to reduce the setback from a right-of-way, reduce interior, and street side setback. Waiver #3 is to allow for accessory structure to be on the easement of right-of-way. The fourth and final waiver is to allow to build the new accessory structure, and patio covers over 50% of the footprint of the principal structure. Please consider this justification letter, and the reasoning behind each petition to approve each waiver.

5

04/03/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400013 (NZC-19-0921)-PICERNE QUARTERHORSE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increased building height; 2) reduce setback; and 3) reduce landscaping.

DESIGN REVIEWS for the following: 1) proposed multiple family residential development; and 2) alternative parking lot landscaping on 16.4 acres in an RM32 (Residential Multi-Family 32) Zone within the CMA Design Overlay District.

Generally located on the east side of Quarterhorse Lane and the south side of Sunset Road within Spring Valley (description on file). JJ/mh/ng (For possible action)

RELATED INFORMATION:

APN:

176-05-101-028

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 38 feet where a maximum of 35 feet is permitted per Table 30.40-3 (an 8% increase).
2.
 - a. Reduce side street (corner) setback to 10 feet where 20 feet is the minimum per Table 30.40-3 (a 50% reduction).
 - b. Reduce rear setback to 10 feet where 20 feet is the minimum per Table 30.40-3 (a 50% reduction).
3. Allow an existing 5 foot wide attached sidewalk with a 10 foot wide landscape area along Sunset Road where a 15 foot wide landscape area with a detached sidewalk per Figure 30.64-17 or Figure 30.64-18 is required.

DESIGN REVIEWS:

1. Multiple family residential development.
2. Alternative parking lot landscaping.

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6550 Quarterhorse Lane
- Site Acreage: 16.4
- Number of Units: 326

- Density (du/ac): 19.9
- Project Type: Multiple family residential development
- Number of Stories: 2 & 3
- Building Height (feet): Up to 38
- Open Space Required/Provided: 32,600/46,728
- Parking Required/Provided: 580/583

History/Site Plan

The approved plans depict a multiple family residential development consisting of 326 dwelling units distributed within fourteen 2 and 3 story buildings. The site is 16.4 acres with a density of 19.9 dwelling units per acre. The complex will provide 1, 2 and 3 bedroom units. Open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas which include a swimming pool, cabana, and a clubhouse located on the west portion of this site. The setbacks of the perimeter buildings are as follows: 10 feet to the north property line; 60 feet to the south property line; 10 feet to the east property line; and 20 feet to the west property line (Quarterhorse Lane). There will be 1 access point to the development from Quarterhorse Lane to the west. Internal circulation within the project consists of 24 foot wide and 26 foot wide drive aisles. Parking will consist of garage, covered, and surface parking spaces for both residents and visitors, which are distributed throughout the development.

Landscaping

The approved plans depict 15 feet of landscaping behind a proposed attached sidewalk along Quarterhorse Lane. A 10 foot wide landscape buffer per Figure 30.64-11 (1 row of trees spaced 20 feet apart) is proposed along the north and west property lines. At the southeast corner of the site, 20 feet of landscaping per Figure 30.64-12 (double row of off-set trees spaced 10 feet apart) is proposed along developed single family residences. A 10 foot wide landscape buffer per Figure 30.64-12 (double row of off-set trees spaced 10 feet apart) is proposed along 3 undeveloped parcels to the south. Most of the parking lot landscaping is equitably distributed throughout the site. Along the south perimeter of the parking lot there are no landscape fingers shown. Code requires a landscape finger every 6 or 12 spaces. However, in front of the stalls there will be a 10 foot wide planter with a double row of off-set trees spaced 10 feet apart in lieu of the landscape fingers. Also shown on the approved plans are landscape diamonds located throughout the center of the development.

Elevations

The residential buildings are 2 & 3 story structures with maximum heights up to 38 feet. All of the proposed buildings have pitched roofs with concrete tile roofing material and exterior walls with a combination of stucco finish and stone veneer. The upper floor units will have balconies on some building elevations. The plans depict enhanced architecture on each side of the buildings consisting of pop-outs, recesses, window fenestrations, varying roof heights, and other enhancements to break-up the vertical and horizontal surfaces of the buildings.

Additionally, the development includes a 1 story, 18.5 foot high maintenance building located at the southeast corner of the development. The design of the building will match the architecture

of the apartment complex with a peaked tile roof and similar color palate. The clubhouse is 1 story, 28 feet in height, and will also match the architecture of the apartment complex.

Floor Plans

The approved plans show a mix of 1, 2, and 3 bedroom units consisting of 132, one bedroom units; 182, two bedroom units; and 12, three bedroom units. The residential units are between 761 square feet and 1,445 square feet in area. The maintenance building is 5,000 square feet and has an open floor plan. The clubhouse is 10,012 square feet and consists of a leasing office, computer lab, conference room, offices, lounge, yoga room, fitness area, and restrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-23-900149 (NZC-19-0921):

Current Planning

- Until March 4, 2024 to complete.
- 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; and that 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.

Listed below are the approved conditions for NZC-19-0921:

Current Planning

- Resolution of Intent to complete in 3 years;
- 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;
- Relocate the dog park farther away from the existing single family residences to the southeast;
- Design review as a public hearing for significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Applicant shall contribute 100% of the cost of the traffic signalization at the intersection of Sunset Road and Quarterhorse Lane, less any other developer contributions for this

intersection, which shall be paid to Public Works prior to off-site improvement plan approval, with any overpayment refunded to the developer;

- Provide 19 feet of overpave with striping to accommodate a 2 way left turn lane;
- Right-of-way dedication to include 25 feet to back of curb for Quarterhorse Lane and associated spandrel;
- Right-of-way dedication for Quarterhorse Lane from APN 176-05-101-004 must be obtained prior to the issuance of an off-site permit;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0570-2019 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that substantial work has been completed on-site, including the following: consolidation of all properties into one property; grading and vertical construction near completion; and the installation of signalization at Sunset Road and Quarterhorse Lane. The applicant adds that there have not been any substantial changes in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-23-900149 (NZA-19-0921)	First extension of time for a zone change for a multiple family residential development	Approved by ZA	April 2023
ET-22-400065 (VS-20-0112)	First extension of time to vacate patent easements and a portion of a right-of-way	Approved by PC	June 2022
VS-20-0112	Vacated and abandoned patent easements and a portion of a right-of-way	Approved by ZA	March 2020
NZA-19-0921	Reclassified 16.4 acres from R-E to R-4 zoning for a proposed multiple family development consisting of 326 units	Approved by BCC	March 2020
VS-19-0598	Vacated and abandoned a portion of right-of-way being Roy Horn Way	Approved by PC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700002	Re-designated the land use category from RS (Residential Suburban) to RUC (Residential Urban Center) for the subject parcels to the west	Withdrawn	April 2018
PA-18-700003	Re-designated the land use category from RS (Residential Suburban) and CG (Commercial General) to RUC (Residential Urban Center) for the 3 undeveloped parcels to the south	Approved by BCC	April 2018
VS-0901-17	Vacated and abandoned a portion of right-of-way being CC 215	Approved by PC	December 2017
VS-0199-16	Vacated and abandoned a portion of right-of-way being CC 215	Approved by PC	May 2016
NZC-0626-13	Reclassified 16.9 acres from R-E & R-2 to R-2 zoning, with a design review for a single family residential development	Approved by BCC	March 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Corridor Mixed-Use	CG	CC 215, medical offices, & retail complex
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	RS3.3 & RM18	Single family residential
East	Urban Neighborhood (greater than 18 du/ac)	RS20 & RM32	CC 215
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RS2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 numerous permits for building, grading, mechanical, electrical, plumbing, and fencing have been issued since the original approval of the application. The applicant has also received approvals for a traffic study, drainage study, off-site permits, geo-soils study, and the issuance of bonds. Staff also finds that there have not been any substantial changes to the site since original approval that would warrant denial of this second extension of time request. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until March 4, 2026 to complete 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 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; 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: KAEMPFER CROWELL

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

5



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-05-101-028

PROPERTY ADDRESS/ CROSS STREETS: Sunset and Quarterhorse

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time of an approved multi-family development (NZC ¹⁹-0921)

PROPERTY OWNER INFORMATION

NAME: Picerne Quarterhorse, LLC
ADDRESS: 4518 N. 32nd Street
CITY: Phoenix STATE: AZ ZIP CODE: 85018
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: Picerne Development Corp
ADDRESS: 4518 N. 32nd Street
CITY: Phoenix STATE: AZ ZIP CODE: 85018 REF CONTACT ID # n/a
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

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

David R Picerne Picerne Quarterhorse, LLC 1/10/24
Property Owner (Signature) by DAVID R Picerne, President Date
Property Owner (Print)

- DEPARTMENT USE ONLY:
- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" 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-24-400013 ACCEPTED BY [Signature]
PC MEETING DATE _____ DATE 1/24/24
BCC MEETING DATE 4/05/24
TAB/CAC LOCATION Spring Valley DATE 3/12/24 \$ 1,100.00

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

KAEMPFER

CROWELL

Anthony J. Celeste
ACeleste@kcnvlaw.com
D: 702.792.7000

January 18, 2024

VIA ONLINE SUBMITTAL

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

**PLANNER
COPY**

Re: *Extension of Time for ADET-23-900149 (NZC-19-0921)*
APN: 176-05-101-028 (Sunset/215)

To Whom It May Concern:

Please be advised our office represents Picerne Development (the "Applicant") in the above-referenced matter. The Applicant is submitting an extension of time for an approved development located on approximately 16.4 acres at the southeast corner of Sunset Road and Quarterhorse Lane. The property is more particularly described as APN: 176-05-101-028 (the "Site").

By way of background, on March 4, 2020, the Board of County Commissioners approved NZC-19-0921 allowing for a zone change to R-4 along with a design review and related waivers for a 326-unit multi-family development on the Site. A condition of approval requires the project be "complete." On April 19, 2023, the Zoning Administrator granted an administrative one-year extension of time to "complete" the project by March 4, 2024. Out of an abundance of caution, the Applicant is seeking this second extension of time. Substantial work has been completed on Site including the following:

- All the properties have been consolidated to one property.
- Grading and vertical construction are nearly complete.
- The signalization at Sunset Road and Quarterhorse has been installed.
- There has not been any substantial changes in the area.

Therefore, a second 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

Anthony J. Celeste

AJC/jmd

ET-24-400013
DEED

Inst #: 20210519-0001168

Fees: \$42.00

RPTT: \$17085.00 Ex #:

05/19/2021 09:03:55 AM

Receipt #: 4537458

Requestor:

FNTG NCS Las Vegas

Recorded By: YOUNG Pgs: 6

Debbie Conway

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

A.P.N.: 176-05-101-007

R.P.T.T.:

Recorded at the Request of:

Picerno Quarterhorse, LLC
4518 N. 32nd Street
Phoenix, AZ 85019

Mail tax bill to and
when recorded mail to:

Picerno Quarterhorse, LLC
4518 N. 32nd Street
Phoenix, AZ 85019

GRANT, BARGAIN, SALE DEED

Nima Khomassi and Elham Roohani, husband and wife as joint tenants with right of survivorship, as to an undivided 50% interest, and Nima Khomassi and Nason Khomassi, Successor Trustees of the Azar Midokht Ehsani Revocable Living Trust, as to an undivided 50% interest (collectively, the "Grantors"), do hereby grant, bargain, sell and convey to Picerno Quarterhorse, LLC, a Nevada limited liability company ("Grantee"), their entire right, title, and interest in the real property located in the County of Clark, Nevada, described on Exhibit A attached, together with all easements and other rights and privileges appurtenant to the real property and all improvements located on the real property (collectively, the "Property").

Subject to:

- (a) taxes for the current fiscal year, not payable or delinquent; and
- (b) restrictions, conditions, reservations, rights, rights of way, and easements now of record in the Official Records of Clark County, Nevada.

Dated: May 5, 2021

IN WITNESS WHEREOF, Grantors have caused these presents to be duly executed as of the date referenced above.

"Grantors"

Nima Khomassi
Nima Khomassi

Elham Roohani
Elham Roohani

Nima Khomassi
Nima Khomassi, Trustee of the Azar Midokht Ehsani
Revocable Living Trust

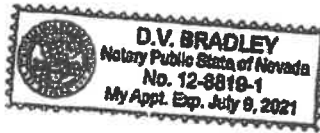
Nason Khomassi
Nason Khomassi, Trustee of the Azar Midokht Ehsani
Revocable Living Trust

NASON KHOMASSI

ASSISTANT SECRETARY

STATE OF Nevada)
County of Clark) ss.

The foregoing instrument was acknowledged before me this 5th day of May, 2021, by Nima Khomasi, who is personally known to me or proven by satisfactory evidence to be the same person as named in the within instrument and he/she/they executed said instrument and acknowledged same.

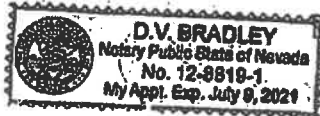


D.V. Bradley
Notary Public

SEAL:

STATE OF Nevada)
County of Clark) ss.

The foregoing instrument was acknowledged before me this 5th day of May, 2021, by Elham Roohani, who is personally known to me or proven by satisfactory evidence to be the same person as named in the within instrument and he/she/they executed said instrument and acknowledged same.



D.V. Bradley
Notary Public

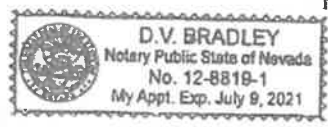
SEAL:

STATE OF Nevada)
County of CLARK) ss.

The foregoing instrument was acknowledged before me this 5th day of May, 2021, by Nima Khomassi, Trustee of the Azar Midokht Ehsani Revocable Living Trust, who is personally known to me or proven by satisfactory evidence to be the same person as named in the within instrument and he/she/they executed said instrument and acknowledged same.

D.V. Bradley
Notary Public

SEAL:

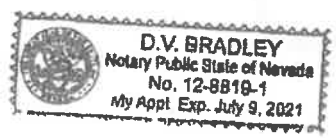


STATE OF Nevada)
County of Clark) ss.

The foregoing instrument was acknowledged before me this 5th day of May, 2021, by Nason Khomassi, Trustee of the Azar Midokht Ehsani Revocable Living Trust, who is personally known to me or proven by satisfactory evidence to be the same person as named in the within instrument and he/she/they executed said instrument and acknowledged same.

D.V. Bradley
Notary Public

SEAL:



E-T-24-400013
DEED

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED LAS VEGAS, IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOT 14 LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS DEDICATED FOR THE LAS VEGAS BELTWAY FOR ACCESS FACILITY BY DEDICATION DEED RECORDED JANUARY 14, 2002 IN BOOK 20020114 AS INSTRUMENT NO. 00837 RE-RECORDED JULY 13, 2004 IN BOOK 20040713 AS INSTRUMENT NO. 03769 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ALSO EXCEPTING THEREFROM THAT PORTION AS DEDICATED FOR THE LAS VEGAS BELTWAY FOR ACCESS FACILITY BY DEDICATION DEED RECORDED APRIL 21, 2004 IN BOOK 20040421 AS INSTRUMENT NO. 03964 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF LAND THAT WOULD PASS BY OPERATION OF LAW, AS VACATED BY THE COUNTY OF CLARK IN AN ORDER OF VACATION RECORDED MARCH 8, 2017 AS INSTRUMENT NO. 20170308-0001225, OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF LAND THAT WOULD PASS BY OPERATION OF LAW, AS VACATED BY THE COUNTY OF CLARK IN AN ORDER OF VACATION RECORDED MAY 20, 2020 AS INSTRUMENT NO. 20200520-0000413, OF OFFICIAL RECORDS.

APN: 176-05-101-007

ET-24-4444
DEED

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a. 178-05-101-007
 - b. ~~178-05-101-010~~
 - c. _____
 - d. _____

- 2. Type of Property:

<ul style="list-style-type: none"> a. <input type="checkbox"/> Vacant Land c. <input type="checkbox"/> Condo/Twnhse e. <input type="checkbox"/> Apt. Bldg g. <input type="checkbox"/> Agricultural h. <input type="checkbox"/> Other 	<ul style="list-style-type: none"> b. <input type="checkbox"/> Single Fam. Res. d. <input type="checkbox"/> 2-4 Plex f. <input checked="" type="checkbox"/> Comm'/Ind'l h. <input type="checkbox"/> Mobile Home
---	---

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ ~~3,400,000.00~~ 3,350,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) _____
- c. Transfer Tax Value: \$ 3,350,000.00
- d. Real Property Transfer Tax Due \$ 17,095.00

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity: 01/15/2019 GRANTOR
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Nima Khonass ETAL
 Address: 22 GARROW SPACED IN
 City: LAS VEGAS
 State: NV Zip: 89135

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Pierone Quarterhorse LLC
 Address: 4518 W. 32nd St
 City: Phoenix
 State: AZ Zip: 85019

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Fidelity National Title Escrow # Z1930415-MR/42044746
 Address: XXXXXXXXXXXXXXXXXXXX 8336 W SUNSET RD #100
 City: XXXXXXXXXXXXXXXXXXXX State: NV Zip: 89113

LAS VEGAS
 AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

E-19-1100012
APP

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

PICERNE QUARTERHORSE, LLC

Entity Number:

E5991572020-7

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

04/10/2020

NV Business ID:

NV20201757801

Termination Date:

Annual Report Due Date:

4/30/2024

Compliance Hold:

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

E-1-24-40017
APP

C T CORPORATION SYSTEM

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

701 SOUTH CARSON STREET , SUITE 200 , Carson City, NV, 89701, USA

Mailing Address:

Individual with Authority to Act:

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	DRPRMP Manager, LLC	4518 N. 32nd Street, Phoenix, AZ, 85018, USA	04/10/2020	Active

Page 1 of 1, records 1 to 1 of 1

[Filing History](#)

[Name History](#)

[Mergers/Conversions](#)

[Return to Search](#)

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ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

DRPRMP MANAGER, LLC

Entity Number:

E0140712018-8

Entity Type:

Foreign Limited-Liability Company

Entity Status:

Active

Formation Date:

03/20/2018

NV Business ID:

NV20181202219

Termination Date:

Annual Report Due Date:

3/31/2024

Compliance Hold:

Series LLC:

Domicile Name:

Jurisdiction:

Florida

E-7-24-400013
APP

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

C T CORPORATION SYSTEM

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Commercial Registered Agent

NV Business ID:

NV20191497453

Office or Position:

Jurisdiction:

DELAWARE

Street Address:

701 S CARSON ST STE 200, Carson City, NV, 89701, USA

Mailing Address:

Individual with Authority to Act:

MATTHEW TAYLOR

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Managing Member	DAVID R PICERNE	4518 N 32nd Street, Phoenix, AZ, 85018, USA	01/17/2020	Active

