



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

November 30, 2021

6:30pm

## 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 [chaves@yahoo.com](mailto:chaves@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: Yvette Williams, Chair  
 Rodney Bell  
 Brian A. Morris  
 Catherine Godges, Vice Chair  
 John Getter

Secretary: Carmen Hayes (702) 371-7911 [chaves@yahoo.com](mailto:chaves@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](mailto: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, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for November 9, 2021. (For possible action)
- IV. Approval of the Agenda for November 30, 2021 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)

Fiscal Year 2022/2023 Outside Agency Grants (OAG) county general funds are now available through a grant application process. Eligible applicants must provide services and assistance that substantially benefits Clark County residents (NRS 244.1505). Projects that provide a substantial benefit are programs or services needed by disadvantaged citizens to increase their self-sufficiency and personal independence, programs or events that foster community pride or cohesiveness, and/or facilities and projects that strengthen the community's infrastructure. Grant applications will only be accepted from non-profit organizations and local government entities, not from individuals or for-profit firms. Only those agencies who meet the application submittal requirements will be eligible to be considered for FY 2022/2023 OAG funds. The deadline for completing the PRE-APPLICATION is Monday, November 22, 2021 at 11:59 PM, PST. The deadline for completing the ENTIRE OAG APPLICATION is Thursday, December 9, 2021 at 4:00 PM, PST.

VI. Planning and Zoning

- 1. **UC-21-0561-DAVIS LETHIA:**  
**USE PERMIT** for a hospital.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) hospital not adjacent to a collector/arterial street; 2) parking; 3) landscaping; 4) trash enclosure; and 5) alternative driveway geometrics.  
**DESIGN REVIEW** for a hospital on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Banbridge Drive, 470 feet west of Torrey Pines Drive within Spring Valley. MN/nr/ja (For possible action) 12/07/21 PC
- 2. **SC-21-0619-GK ACQUISITIONS LLC ET AL & MICONE MICHAEL A TRUST:**  
**STREET NAME CHANGE** to change the name of Narrative Way to Agilysys Way. Generally located on the south side of Roy Horn Way and the north side of Badura Avenue within Spring Valley. MN/dm/jo (For possible action) 12/21/21 PC
- 3. **VS-21-0644-SUNSET INTERCHANGE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Wagon Trail Avenue, and between Quarterhorse Lane and Dapple Gray Road, or portion of a right-of-way being Sunset Road located between Quarterhorse Lane and Dapple Gray Road, and a portion of Wagon Trail Avenue between Quarterhorse Lane and Dapple Gray Road within Spring Valley (description on file). JJ/jvm/xx (For possible action) 12/21/21 PC

4. **VS-21-0647-SRISURO CHOTCHAI & SUTHANYA & ROJANASATHIT SOMKIETR & CHINDA:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Miller Lane, and between Badura Avenue and Maule Avenue within Spring Valley (description on file). MN/lm/jo (For possible action) 12/21/21 PC
5. **TM-21-500180-SRISURO CHOTCHAI & SUTHANYA & ROJANASATHIT SOMKIETR & CHINDA:**  
**TENTATIVE MAP** consisting of a one lot commercial subdivision on 4.8 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the west side of Buffalo Drive and the north side of Badura Avenue within Spring Valley. MN/lm/jo (For possible action) 12/21/21 PC
6. **AR-21-400164 (UC-0561-13)-STEPHENS LIVING TRUST & STEPHENS PAUL D. TRS:**  
**USE PERMIT THIRD APPLICATION FOR REVIEW** for exotic animals (servals) in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Laredo Street, 210 feet west of Rosanna Street within Spring Valley. JJ/nr/jo (For possible action) 12/22/21 BCC
7. **ET-21-400166 (ZC-18-0659)-BOYD CORPORATE CAMPUS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) increase the height of outdoor lighting affixed to buildings; 2) permit roofline without articulation on the facade; 3) increase retaining wall height; 4) increase building heights; and 5) allow modified commercial driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) proposed office buildings with lighting; 2) alternative parking lot landscaping; and 3) finished grade for an office complex on 10.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay. Generally located on the east side of Buffalo Drive and the north side of Sunset Road within Spring Valley (description on file). MN/jor/jo (For possible action) 12/22/21 BCC
8. **VS-21-0637-KLUNDT, FRANK J. REVOCABLE TRUST & KLUNDT, FRANK J. TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Laredo Street and Eldora Avenue and between Montessori Street within Spring Valley. (description on file). JJ/nr/jo (For possible action) 12/22/21 BCC
9. **WS-21-0638-KLUNDT, FRANK J. REVOCABLE TRUST & KLUNDT, FRANK J. TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced lot size.  
**DESIGN REVIEWS** for the following: 1) finished grade; 2) hammerhead street design; and 3) single family residential development on 5.0 acres in an R-E (Rural Residential Estates) (RNP-I) Zone. Generally located on the south side of Laredo Street and the west side of Montessori Street within Spring Valley. JJ/nr/jo (For possible action) 12/22/21 BCC
10. **TM-21-500178-KLUNDT, FRANK J. REVOCABLE TRUST & KLUNDT, FRANK J. TRS:**  
**TENTATIVE MAP** consisting of 9 single family residential lots on 5.0 acres in an R-E (Rural Residential Estates) (RNP-I) Zone. Generally located on the south side of Laredo Street and the west side of Montessori Street within Spring Valley. JJ/nr/jo (For possible action) 12/22/21 BCC

11. **WS-21-0620-POST LAS VEGAS OWNERS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for landscaping in conjunction with a previously approved multiple family residential development on 17.5 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane within Spring Valley. JJ/jor/jo (For possible action) 12/22/21 BCC

VII. General Business

1. Review Spring Valley TAB 2022 Meeting Times (for discussion only).

- 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 vote may be taken on a matter not listed on the posted 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.

- IX. Next Meeting Date: December 14, 2021.

- 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>



# Spring Valley Town Advisory Board

November 9, 2021

## MINUTES

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Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - PRESENT Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes@yahoo.com">chayes@yahoo.com</a> PRESENT	
County Liaison:	Tiffany Hesser, (702 455-7388 <a href="mailto:TLH@clarkcountynv.gov">TLH@clarkcountynv.gov</a> ) PRESENT Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> _EXCUSED	

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

**Yvette Williams called the meeting to order at 6:38 pm**  
**Mark Donohue, Current Planner**

II. Public Comment

1. None

III. Approval of **October 26, 2021** Minutes

Motion by: **Brian Morris**  
Action: **APPROVE** as published.  
Vote: **PASSED 5/0 Unanimous**

IV. Approval of Agenda for **November 9, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Rodney Bell**  
Action: **Approved as amended**  
Vote: **5/0 Unanimous**

V. Informational Items

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

- Michael Naft Clark County Commissioner invites you to kickoff the newest phase of the James Regional sports complex.  
8400 W. Robindale Road  
Saturday November 20, 2021  
11:00 am to 1:00 pm  
Complimentary Food trucks!  
Games and activities .

VI. Planning & Zoning

1. **ZC-21-0490-GK ACQUISITIONS, LLC & BESUDEN, HENRY & CHARLOTTE REV TR: ZONE CHANGE** to reclassify 26.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to allow a modified driveway design.

**DESIGN REVIEWS** for the following: 1) distribution center; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the west side of Cimarron Road and the south side of Badura Avenue within **Spring Valley** (description on file). MN/rk/jo (For possible action) 11/03/21 BCC

Motion by: **John Getter**

Action: **APPROVE**

Vote: 1/4 – **MOTION FAILED**

Motion by: **Yvette Williams**

Action: **DENY**

Vote: 4/1 **NAY** – **Getter**

2. **UC-21-0537-CARMEL II, LLC:**

**USE PERMIT** for personal services (skin care) within an existing office building on a portion of 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the east side of Jones Boulevard, approximately 550 feet north of Viking Road within Spring Valley. JJ/bb/jo (For possible action) 11/16/21 PC

Motion by: **Catherine Godges**

Action: **APPROVE** with staff conditions.

Vote: 5/0 **Unanimous**

3. **WS-21-0545-RAINBOW 26, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) establish an alternative parking requirement; 2) allow a modified driveway design; and 3) reduce driveway approach and departure distances from the intersection.

**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; 2) a proposed shopping center; and 3) finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/rk/jo (For possible action) 11/17/21 BCC

The applicant has requested a **HOLD** to the Spring Valley TAB meeting on December 14, 2021.

4. **NZC-21-0606-BEDROSIAN FAMILY TRUST & BEDROSIAN EDMUND V. & AIDA TRS:**  
**ZONE CHANGE** to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.  
**DESIGN REVIEWS** for the following: **1)** office/warehouse; **2)** alternative landscaping; and **3)** finished grade. Generally located on the east side of Mohawk Street and the north side of Sobb Avenue within Spring Valley (description on file). MN/jvm/xx (For possible action) **12/07/21 PC**

Motion by: **John Getter**

Action: **DENY**

Vote: **5/0 Unanimous**

5. **UC-21-0561-DAVIS LETHIA:**  
**USE PERMIT** for a hospital.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** hospital not adjacent to a collector/arterial street; **2)** parking; **3)** landscaping; **4)** trash enclosure; and **5)** alternative driveway geometrics.  
**DESIGN REVIEW** for a hospital on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Banbridge Drive, 470 feet west of the intersection of Harmon Avenue and Torrey Pines Drive within Spring Valley. MN/nr/ja (For possible action) **12/07/21 PC**

Motion by: **Yvette Williams**

Action: Accept applicant's request to **HOLD** to the Spring Valley TAB meeting on November 30, 2021

Vote: **5/0 Unanimous**

6. **UC-21-0582-LAM PHUONG:**  
**USE PERMIT** to allow a service bar within an existing restaurant on 0.4 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, 76 feet west of Jones Boulevard within Spring Valley. JJ/jor/jo (For possible action) **12/07/21 PC**

Motion by: **Brian Morris**

Action: **APPROVE** staff conditions.

Vote: **5/0 Unanimous**

7. **UC-21-0604-GALLERIA CENTER, LLC:**  
**USE PERMIT** to reduce the separation of a proposed supper club in conjunction with an existing restaurant on 0.3 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Tropicana Avenue and Duneville Street within Spring Valley. MN/jor/jo (For possible action) **12/07/21 PC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions.

Vote: **5/0 Unanimous**

8. **VS-21-0602-DWWFCF, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Valadez Street located between Cimarron Road and Buffalo Drive, a portion of right-of-way being Pamalyn Avenue (alignment) located between Roy Horn Way and Maule Avenue, and a portion of Cimarron Road located between Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/sd/jo (For possible action) **12/07/21 PC**
- Motion by: **John Getter**  
Action: **APPROVE** per staff conditions.  
Vote: **5/0 Unanimous**
9. **WS-21-0596-NEVADA BUDDHIST ASSOCIATION:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for modifications to an existing place of worship on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the north side of Fairbanks Road within Spring Valley. MN/md/xx (For possible action) **12/07/21 PC**
- Motion by: **Brian Morris**  
Action: **APPROVE** staff conditions.  
Vote: **5/0 Unanimous**
10. **WS-21-0600-FIERRO FAMILY TRUST & MORALES MARIA TRINIDAD FIERRO TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with an addition to an existing single family residence on 0.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located 170 feet east of Tenaya Way, and 100 feet north of Vireo Drive within Spring Valley. MN/jgh/jo (For possible action) **12/07/21 PC**
- Motion by: **John Getter**  
Action: **APPROVE** staff conditions.  
Vote: **5/0 Unanimous**
11. **ET-21-400162 (DR-19-0664)-SUMMERLIN SURGERY CENTER, LLC:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** for a building addition for an existing medical office in conjunction with an existing commercial/office complex on 0.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way, 164 feet south of Discovery Drive (alignment) within Spring Valley. JJ/jor/jo (For possible action) **12/08/21 BCC**
- Motion by: **John Getter**  
Action: **APPROVE** with staff conditions.  
Vote: **5/0 Unanimous**
12. **ZC-21-0590-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**  
**ZONE CHANGE** to reclassify 5.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** establish alternative yards; **2)** increase wall height; and **3)** reduce street intersection off-set.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action) **12/08/21 BCC**



Motion by: **John Getter**

Action: **APPROVE** per staff conditions

**ADD:** Dedicate 80 foot wide right of way to allow for the continuation on Grand Canyon.

Vote: **3/2 NAY – Catherine Godges and Brian Morris**

13. **VS-21-0591-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L.**

**TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and the Blue Diamond Wash, and on the east and west sides of Grand Canyon Drive (alignment) and a portion of a right-of-way being Grand Canyon Drive located between Ford Avenue and the Blue Diamond Wash within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action) **12/08/21 BCC**

Motion by: **John Getter**

Action: **DENY**

Vote: **3/2 NAY – Catherine Godges and Brian Morris**

14. **TM-21-500166-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L.**

**TRS:**

**TENTATIVE MAP** consisting of 42 single family residential lots and common lots on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/rk/jo (For possible action) **12/08/21 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

**ADD:** Dedicate 80 foot wide right of way to allow for the continuation on Grand Canyon.

Vote: **3/2 NAY – Catherine Godges and Brian Morris**

15. **ZC-21-0594-FORTE LIVING, LLC:**

**ZONE CHANGE** to reclassify 2.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.

**USE PERMITS** for the following: **1)** offices as a principal use; and **2)** retail as a principal use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the number of required loading spaces; **2)** alternative architectural materials; and **3)** eliminate cross access.

**DESIGN REVIEWS** for the following: **1)** warehouse, retail, and office complex; **2)** alternative parking lot landscaping; **3)** lighting; and **4)** finished grade in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive and the north side of Post Road within Spring Valley (description on file). MN/md/jo (For possible action) **12/08/21 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions.

Vote: **5/0 Unanimous**

16. **VS-21-0595-FORTE LIVING, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Buffalo Drive located between Post Road and Patrick Lane within Spring Valley (description on file). MN/md/ja (For possible action) **12/08/21 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions.

Vote: **5/0 Unanimous**

17. **WS-21-0579-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce landscaping.  
**DESIGN REVIEWS** for the following: 1) modifications to a previously approved senior housing facility; and 2) finished grade on 4.5 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley. JJ/jt/jo (For possible action) 12/08/21 BCC

Motion by: **Catherine Godges**  
Action: **APPROVE** staff conditions.  
Vote: **5/0 Unanimous**

18. **WS-21-0615-LV MAULE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow free standing signs in a residential Zone on 13.9 acres in an R-4 (Multiple Family Residential - High Density) Zone and an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Maule Avenue and the west side of Buffalo Drive within Spring Valley. MN/bb/jo (For possible action) 12/08/21 BCC

Motion by: **Rodney Bell**  
Action: **DENY**  
Vote: **4/1 NAY – Brian Morris**

## VII General Business

1. Review Spring Valley TAB 2022 Calendar (for possible action).

Motion by: **Yvette Williams**  
Action: Approve the Spring Valley Town Advisory Board calendar for 2022 with the deletion of December 22, 2022 meeting. Request items from that agenda be forwarded to the first meeting in January 2023.  
Motion: **PASSED (5/0) Unanimous**

Request for the next Spring Valley Town Board Meeting agenda for an item to take an actual vote on the start time for Spring Valley Town Board Meeting in 2022.

- 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 vote may be taken on a matter not listed on the posted 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.
- None.

## IX. Next Meeting Date

The next regular meeting will be **November 30, 2021** at 6:30pm

X Adjournment

**Motion by Yvette Williams**

**Action: Adjourn**

**Vote: 5/0 - Unanimous**

**The meeting was adjourned at 9:40 p.m.**

**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/>

DRAFT



12/07/21 PC AGENDA SHEET

HOSPITAL  
(TITLE 30)

HARMON AVE/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0561-DAVIS LETHIA:**

**USE PERMIT** for a hospital.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) hospital not adjacent to a collector/arterial street; 2) parking; 3) landscaping; 4) trash enclosure; and 5) alternative driveway geometrics.

**DESIGN REVIEW** for a hospital on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Banbridge Drive, 470 feet west of Torrey Pines Drive within Spring Valley. MN/nr/ja (For possible action)

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RELATED INFORMATION:

**APN:**

163-23-213-062

**USE PERMIT:**

Allow a hospital in an R-1 zone per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow a hospital not adjacent to or accessed from a collector or arterial street or commercial complex required per Table 30.44-1.
2. Reduce parking to 2 parking spaces where 12 parking spaces are required per Table 30.60-1 (an 83% reduction).
3.
  - a. Alternative street landscaping for a hospital (special use) where landscaping per Figure 30.64-13 is required.
  - b. Eliminate intense landscape buffer between a hospital and less intense use where required per Figure 30.64-11.
4. Eliminate commercial trash enclosure requirements where required per Section 30.56.120.
5. Permit a non-standard commercial driveway where a commercial driveway per Uniform Standards Drawing 222.1 is required.

**LAND USE PLAN:**

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 6573 Banbridge Drive
- Site Acreage: 0.2
- Project Type: Hospital
- Number of Stories: 1
- Square Feet: 1,771
- Parking Required/Provided: 12/2

#### Site Plan

The plan shows an existing 1 story, 1,771 square foot single family residence. The existing residence meets the residential standards for the R-1 zone. The proposed use of the residence is for a hospital in a residential zone.

#### Landscaping

A special use within a residential area requires a landscape buffer per Figure 30.64-11 and street landscaping per Figure 30.64-13. The requested waivers of development standards are needed to keep the existing landscaping.

#### Elevations

The photos show a 1 story single family residence with a stucco exterior and a shingle roof.

#### Floor Plans

The plans indicate that the residence has 4 bedrooms, 2 baths, a kitchen, dining room, living room, and a 2 car garage.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that the proposed hospital will be a surgical recovery facility for individuals with post-operative care from cosmetic surgery. The facility will provide meals, housekeeping, and personal care with a staff of 8. Each shift will have 2 to 3 staff members on-site. The facility will operate 24 hours per day with health care aides and certified nursing assistants on-site. The facility can accommodate 8 clients at a time with the average length of stay being 3 to 4 days. Clients will be transported to and from the site and will receive 24 hour care. The applicant states that the waivers of development standards for commercial development are to keep the facility residential in nature for the surrounding area. The residence will not be owner occupied, the entire residence will be used for the hospital use. The applicant requests approval because Las Vegas is an up and coming cosmetic surgery destination and clients can recover from post-operative care in a small group setting.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit, Waivers of Development Standards #1 through #4, & Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff reviews land use applications to ensure compatibility with existing development in the area and conformance with guidelines and policies within both Land Use Plans and the Comprehensive Master Plan. The Comprehensive Master Plan provides policies and guidelines for various types of development within the County. The Spring Valley Land Use Plan establishes policies and goals to protect neighborhoods while also providing opportunities for a mix of balanced uses that complement each other. A hospital is a special use in every zoning district in Clark County, which means the commercial use could be allowed as a primary use if compatible to and appropriate with the surrounding neighborhood. The designation of a special use has specific development standards and design criteria to ensure compatibility with the area in which the use is proposed. A hospital use provides 24 hour care for individuals, and the use is generally short-term in nature, as the applicant indicates 2 to 4 days on average. A home occupation is another type of commercial business that is permitted in conjunction with a residence. A home occupation is considered low intensity commercial use that does not change the overall character of the residential neighborhood. Whereas a hospital, even at a smaller scale, will have employees, transportation of clients to and from doctor appointments, staff shift changes, and reduced parking without a buffer from the existing residential that surrounds the site. A hospital is more of an intense use than single family residential is designed to accommodate. Each room in the proposed hospital could accommodate 2 individuals, which at maximum capacity could be 8 clients plus staff (including medical staff) in the residence at any one time. The land use trend for the area in which the hospital is proposed is wholly single family residential, with the nearest commercial use a half mile away. The requested use permit, waivers of development standards, and the design review are not a compatible use for the area.

Staff finds that the proposed use would have negative impacts on the surrounding area and the proposed use is not appropriate for the area; therefore, recommends denial.

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

#### Waiver of Development Standards #5

Staff finds that the intensity of a hospital use, even one as small and limited in scope as what is proposed with this application, will create negative traffic impacts on the surrounding area. Commercial uses are held to more robust off-site improvement standards than residential uses in order to protect pedestrians, cyclists, and vehicles. As a commercial use in the middle of a residential subdivision, visitors and staff of the hospital will be confused by the surroundings while they attempt to locate the hospital. That confusion may lead to vehicular collisions and to unsafe and potentially harmful interactions with pedestrians and cyclists. Staff finds that waiving the commercial driveway standards, in addition to all of the other waivers with the application, will be unsafe and therefore, the hospital is not a feasible use for this site and therefore, staff recommends denial.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- 1 year to review as a public hearing.
- 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 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 that this application must commence within 2 years of approval date or it will expire.

#### **Building Department - Fire Prevention**

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

#### **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:** LETHIA DAVIS  
**CONTACT:** KAYLA DAVIS, 6573 BANBRIDGE DRIVE, LAS VEGAS, NV 89103

DRAFT



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12/21/21 PC AGENDA SHEET

STREET NAME CHANGE  
(TITLE 30)

ROY HORN WY/NARRATIVE WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**SC-21-0619-GK ACQUISITIONS LLC ET AL & MICONE MICHAEL A TRUST;**

**STREET NAME CHANGE** to change the name of Narrative Way to Agilysys Way.

Generally located on the south side of Roy Horn Way and the north side of Badura Avenue within Spring Valley. MN/dm/jo (For possible action)

RELATED INFORMATION:

APN:

176-04-201-022; 176-04-201-023; 176-04-210-001; 176-04-301-006

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

**Project Description**

**General Summary**

- Site Address: 6795 Narrative Way
- Project Type: Change the name of an existing street from Narrative Way to Agilysys Way

Applicant's Justification

The office building under construction consists of 100,000 square feet of state of the art, highly amenitized Class A office space. Lease negotiations with one of the occupants of the building include changing the street name to provide synergistic branding to their space within the development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0681	Reclassified site from R-E and C-2 zoning to M-D zoning for an office building	Approved by BCC	October 2018
SC-19-0538	Changed Tomsik Street to Narrative Way	Approved by PC	September 2019

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	CC 215
South	Business and Design/Research Park	R-E	Undeveloped
East	Business and Design/Research Park	M-D	Office building & undeveloped
West	Business and Design/Research Park	M-D, R-E	Office building & undeveloped

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

Narrative Way is a north/south alignment located in the southwest quadrant of the valley between Roy Horn Way and Badura Avenue. This segment of street was previously named Tomsik Street but was changed to Narrative Way by approval of SC-19-0538. It is isolated from the Tomsik Street alignment and does not, and cannot, connect to any other segment of street due to the CC-215 to the north, and the St. Rose Dominican Hospital, San Martin Campus, to the south. The only address assigned belongs to the applicant's office building which is under construction. The Combined Fire Communication Center has approved the name Agilysys Way. As long as the adjacent property owners do not have any issues, staff has no objections with changing the street name for a second 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Subject to Agilysys Way;
- An address change application is required to change the address assigned to Narrative Way;
- Applicant shall be responsible for the installation of street signs per Public Works requirements.
- 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 this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLEVNAR-P1 LLC

**CONTACT:** JULIA IZZOLO, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 450, LAS VEGAS, NV 89135

**DRAFT**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (N2C) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input checked="" type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>SC 21-0619</u> DATE FILED: <u>10/20/21</u> PLANNER ASSIGNED: <u>DMM</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>11/30/21</u> PC MEETING DATE: <u>12/21/21</u> BCC MEETING DATE: _____ FEE: <u>\$400</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Clevnar-P1 LLC</u> ADDRESS: <u>4700 S Maryland Pkwy Suite 150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-242-4211</u> CELL: _____ E-MAIL: <u>frank@g2capdev.com</u>
	<b>APPLICANT</b>  NAME: <u>Clevnar-P1 LLC</u> ADDRESS: <u>4700 S. Maryland Pkwy Suite 150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-242-4211</u> CELL: _____ E-MAIL: <u>frank@g2capdev.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Zenith Engineering - Julia Izzolo</u> ADDRESS: <u>1980 Festival Plaza Drive Suite 450</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-635-3496</u> CELL: _____ E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-04-201-023

PROPERTY ADDRESS and/or CROSS STREETS: Narrative Way and Roy Horn Way

PROJECT DESCRIPTION: Street Name Change

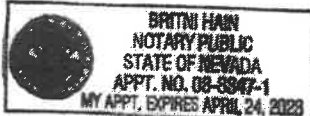
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Frank Marretti III  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 9, 2021 (DATE)  
 By Franko Giovanni Marretti III

NOTARY PUBLIC: [Signature]



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





SC-21-0619



October 11, 2021

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

**Re: Narrative Way Street Name Change Justification Letter, Zenith Project No. 211044**

Dear Sir or Madam:

Zenith Engineering has been retained by G2 Capital Development to file a street name change application to change the name of Narrative Way between Roy Horn Way and Badura Avenue associated with property located on the west side of Tomsik Street, south of Roy Horn Way (Assessor's Parcel Numbers 176-04-201-013 and 176-04-201-015).

The property referenced above is slated for a proposed development consisting of 100,000+ square feet of state-of-the-art and highly amenitized Class A Office space, which will be the first post-recession development of its kind. An occupant of the proposed building has included in their lease negotiations to change the street name to Agilysys Way in order to provide synergistic branding with their space within the proposed development. We hereby request to change the name of Narrative Way to Agilysys Way between Roy Horn Way and Badura Avenue.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING



Julia Izzolo, PE  
Principal



RIGHT-OF-WAY/EASEMENTS  
(TITLE 30)

SUNSET RD/QUARTERHORSE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0644-SUNSET INTERCHANGE, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Wagon Trail Avenue, and between Quarterhorse Lane and Dapple Gray Road, or portion of a right-of-way being Sunset Road located between Quarterhorse Lane and Dapple Gray Road, and a portion of Wagon Trail Avenue between Quarterhorse Lane and Dapple Gray Road within Spring Valley (description on file). JJ/jvm/fo (For possible action)

**RELATED INFORMATION:**

**APN:**

176-05-101-003; 176-05-101-004

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

This is a request to vacate and abandon a 5 foot wide portion of right-of-way being Sunset Road from the intersection of Dapple Gray Road and Sunset Road in an easterly direction approximately 284 feet. In addition, the request includes a 30 foot wide portion of Wagon Trail Avenue starting at the intersection of Quarterhorse Lane and Wagon Trail Avenue and extending approximately 300 feet in a westerly direction and terminating in a radius cul-de-sac. A 20 foot wide easement (BLM right-of-way grant) located along the northern portion of APN 176-05-101-004 is also part of this vacation request.

The applicant states that due to surrounding development, these easements and right-of-way are no longer needed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0536	Vacated and abandoned easements and right of way - expired	Approved by PC	September 2018
UC-0917-08	Assisted living facility - expired	Approved by BCC	November 2008
ZC-1549-02	Reclassified 5 acres from R-E to C-2 zoning for future retail complex	Approved by BCC	December 2002

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	C-1	Hospital
South	Major Development Project (Rhodes Ranch)	R-2	Single family residential
East	Commercial General	C-2	Undeveloped
West	Commercial General	C-2	Shopping Center

### 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.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Satisfy utility companies' requirements
- 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 recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 55 feet to back of curb for Sunset Road and associated spandrel;
- Coordinate with Public Works - Traffic Management Division - Anthony Ramos;
- Dedicate any required right-of-way and easements for the Traffic Signal improvement project.
- Coordinate with Public Works - Design Division for the Sunset Road improvement project;

- Dedicate any right-of-way and easements necessary for the Sunset Road improvement project;
- 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 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 projects;
- 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 - Fire Prevention**

- No comment.

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

- No objection.

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

**APPLICANT: SUNSET INTERCHANGE, LLC**

**CONTACT: RIETZ CONSULTING, 3203 E. WARM SPRINGS RD, STE 400, LAS VEGAS,  
NV 89120**





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0644</u>	DATE FILED: <u>10/27/21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JVM</u>	TAB/CAC DATE: <u>11/30/21</u>
		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: <u>12/21/21</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>SUNSET INTERCHANGE LLC</u>
	ADDRESS: <u>9500 HILLWOOD DRIVE #201</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702.823.2300</u> CELL: _____
	E-MAIL: <u>KROOHANI@GMAIL.COM</u>

<b>APPLICANT</b>	NAME: <u>SUNSET INTERCHANGE LLC</u>
	ADDRESS: <u>9500 HILLWOOD DRIVE #201</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702.823.2300</u> CELL: _____
	E-MAIL: <u>KROOHANI@GMAIL.COM</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>RIETZ CONSULTING, INC. - ERIC RIETZ</u>
	ADDRESS: <u>3203 E. WARM SPRINGS ROAD #400</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702.521.3355</u> CELL: <u>SAME</u>
	E-MAIL: <u>ERIC.RIETZ@RIETZCONSULTING.COM</u> REF CONTACT ID #: <u>136579</u>

ASSESSOR'S PARCEL NUMBER(S): 176-05-101-003,004

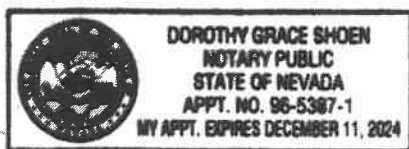
PROPERTY ADDRESS and/or CROSS STREETS: QUARTERHORSE LANE / SUNSET ROAD

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.

[Signature]  
Property Owner (Signature)\*

Khusrow Roohani  
Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 8/12/21 (DATE)  
 By Khusrow Roohani  
 NOTARY PUBLIC: Dorothy Grace Shoen



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







October 4, 2021

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

RE: Quarterhorse and Sunset APN # 176-05-101-003 & 004 Vacation of BLM Right-of-Way Grant and Public Right-of-Way.

Dear County Planning Staff,

Please accept this application to vacate 5 feet on Sunset Road on parcel: 176-05-101-003 to comply with detached sidewalk requirements. Also, there is a 20-foot BLM Right-of-Way Grant on parcel: 176-05-101-004 that needs to be vacated. In addition, an SD-21-990026 has been filed and recorded

Both of these vacations are comments from Clark County Map Team, Right of Way under MSM-21-600033.

If you have any questions, please give me a call at 702-521-3355 or email at [eric.rietz@rietzconsulting.com](mailto:eric.rietz@rietzconsulting.com)

Thank you,

A handwritten signature in black ink, appearing to read 'Eric Rietz', written in a cursive style.

Eric Rietz, PE, PLS

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



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12/21/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

BUFFALO DR/BADURA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0647-SRISURO CHOTCHAI & SUTHANYA & ROJANASATHIT SOMKIETR & CHINDA:**

**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Miller Lane, and between Badura Avenue and Maule Avenue within Spring Valley (description on file). MN/lm/jo (For possible action)

RELATED INFORMATION:

**APN:**

176-04-701-008

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements located along the west and north property boundaries of the subject parcel. The applicant indicates that the vacation of the easements is needed to allow for the previously approved retail development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-21-0166	Reclassified 5 acres to C-2 zoning for a retail center with restaurants, tavern, convenience store, vehicle wash, gasoline station, and smog check	Approved by BCC	July 2021

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business and Design/Research Park	R-4	Multiple family residential
East & West	Business and Design/Research Park	C-2 & R-E	Undeveloped

This site and the adjacent properties are located within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-21-500180	Tentative map for a 1 lot 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 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- 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 recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Buffalo Drive plus the right-of-way necessary for a dedicated right turn lane from Buffalo Drive to Badura Avenue, 35 feet to 40 feet to the back of curb for Badura Avenue, 30 feet for Maule Avenue, and associated spandrels;
- Coordinate with Public Works - Design Division for the Maule/Badura Connection improvement project;
- Coordinate with Public Works - Traffic Management Division - Anthony Ramos for the Traffic Signal improvement project.
- Dedicate any right-of-way and easements necessary for the Maule/Badura Connection improvement project and the Traffic Signal improvement project;

- 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 Maule/Badura Connection improvement project and for the Traffic Signal improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Maule/Badura Connection improvement project and for the Traffic Signal improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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 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.

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

- The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-21-0647; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/ROW are reserved; It is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

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

**APPLICANT: UMER MALIK  
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD. SUITE  
100 LAS VEGAS, NV 89118**



12/21/21 PC AGENDA SHEET

BUFFALO AND BADURA  
(TITLE 30)

BUFFALO DR/BADURA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500180-SRISURO CHOTCHAI & SUTHANYA & ROJANASATHIT SOMKIETR & CHINDA:**

**TENTATIVE MAP** consisting of a one lot commercial subdivision on 4.8 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the west side of Buffalo Drive and the north side of Badura Avenue within Spring Valley. MN/lm/jo (For possible action)

RELATED INFORMATION:

**APN:**

176-04-701-008

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: n/a
- Site Acreage: 4.8
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on 4.8 acres which was previously approved for a retail center. Access to the site is from Buffalo Drive, Badura Avenue, and Maule Avenue. Off-site improvements will be installed with the development of the retail center.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-21-0166	Reclassified 5 acres to C-2 zoning for a retail center with restaurants, tavern, convenience store, vehicle wash, gasoline station, and smog check	Approved by BCC	July 2021

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business and Design/Research Park	R-4	Multiple family residential

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East & West	Business and Design/Research Park	C-2 & R-E	Undeveloped

This site and the adjacent properties are located within the Public Facilities Needs Assessment (PFNA) area.

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0647	A request to vacate and abandon patent easements is a companion item on this agenda.

### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Current Planning**

This request meets the tentative map requirements 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Applicant is advised to 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; 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;



- Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Buffalo Drive plus the right-of-way necessary for a dedicated right turn lane from Buffalo Drive to Badura Avenue, 35 feet to 40 feet to the back of curb for Badura Avenue, 30 feet for Maule Avenue, and associated spandrels;
- Coordinate with Public Works - Design Division for the Maule/Badura Connection improvement project;
- Coordinate with Public Works - Traffic Management Division - Anthony Ramos for the Traffic Signal improvement project.
- Dedicate any right-of-way and easements necessary for the Maule/Badura Connection improvement project; and the Traffic Signal improvement project.
- 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 Maule/Badura Connection improvement project and for the Traffic Signal improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Maule/Badura Connection improvement project and for the Traffic Signal improvement project;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- 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 #0166-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: UMER MALIK**

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD. SUITE 100, LAS VEGAS, NV 89118**



6

12/22/21 BCC AGENDA SHEET

EXOTIC ANIMALS (SERVALS)  
(TITLE 30)

LAREDO ST/ROSANNA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-21-400164 (UC-0561-13)-STEPHENS LIVING TRUST & STEPHENS PAUL D. TRS:**

**USE PERMIT THIRD APPLICATION FOR REVIEW** for exotic animals (servals) in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estate Residential) (RNP-I) Zone.

Generally located on the south side of Laredo Street, 210 feet west of Rosanna Street within Spring Valley. JJ/nr/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

163-10-507-004

**LAND USE PLAN:**

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7045 Laredo Street
- Site Acreage: 0.7
- Project Type: Exotic animals (servals)

**Site Plans**

The original plans show an existing 3,187 square foot residence on the north side of the site, 1,140 square foot detached garage, 2,100 square foot storage building, and covered RV storage areas on the east and west sides of the garage. The garage is at the rear of the property and the storage building is at the center next to the pool.

**Elevations**

The approved plans show metal cages that are 9 feet by 12 feet, and enclosed with 8 foot high outer fences. Cages/enclosures for the servals are shown on the west side of the garage, next to the garage/RV storage parking, and on the rear of the storage building. The cages are enclosed by outer fences.

### Previous Conditions of Approval

Listed below are the approved conditions for WC-0049-14 (AR-0138-16):

#### Current Planning

- Remove the time limit.

Listed below are the approved conditions for UC-0561-13 (AR-0137-16):

#### Current Planning

- Until November 6, 2021 to review as a public hearing;
- No more than 4 servals at any one time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to 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.

Listed below are the approved conditions for UC-0561-13 (ET-0048-14):

#### Current Planning

- Until November 6, 2016 to review as a public hearing;
- No more than 3 permanent servals at any one time;
- 1 additional serval in the process of being rescued can be permitted while a new home is located not to exceed a duration of 6 months.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0561-13 (WC-0049-14):

#### Current Planning

- Until November 6, 2016 for review as a public hearing;
- No more than 3 permanent servals at any one time.

Listed below are the approved conditions for UC-0561-13:

#### Current Planning

- 6 months to commence and review as a public hearing;
- No more than 2 servals at any one time.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

#### Animal Control

- Servals to be fitted with GPS collars;
- Double enclosures for all proposed cages;
- A Breeder's Permit is necessary for any breeding of the servals.

- 1 additional serval in the process of being rescued can be permitted while a new home is located not to exceed a duration of 6 months.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are responsible, knowledgeable serval and savannah owners, good neighbors, and community partners. The applicant requests approval of the application review and for the ability to help the community with occasional rescues.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0561-13 (AR-0137-16)	Second application for review of UC-0561-13 with modified conditions to increase exotic animals to 4 servals	Approved by BCC	November 2016
WC-0049-14 (AR-0138-16)	Application review with removal of time limit to review for the waiver of conditions	Approved by BCC	November 2016
UC-0561-13 (ET-0048-14)	Extension of time review of UC-0561-13 with modifications allowing 3 servals and a juvenile serval	Approved by BCC	June 2014
UC-0561-13 (WC-0049-14)	Waiver of conditions to increase the number of exotic animals to 3 servals	Approved by BCC	June 2014
UC-0561-13	Allow 2 exotic animals (2 servals)	Approved by BCC	November 2013

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-P	Office complex
South, East, & West	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed 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 or policies

affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Since approval of the original use permit in November 2013 and the first application for review in June 2014 and the second review in November of 2016 there have been no complaints recorded on the keeping of the servals on this parcel. The applicant has complied with conditions and reviews imposed by the Board of County Commissioners. The applicant has shown themselves to be responsible with their exotic animals and they would like to reinstate the rescue portion of previous applications; however, a number has not been provided to staff. Therefore, staff can support approval of this application review and removal of the timeframe.

**Animal Control**

Animal Control indicates that the property and applicant are in good standing with the Clark County Animal Control Department.

**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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Remove the time limit.

**Public Works - Development Review**

- No comment.

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

- No comment.

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

**APPLICANT: PAUL STEPHENS**

**CONTACT: JMR CONSULTING, LLC, PO BOX 1632, OVERTON, NV 89040**







APR 21-10/351 6



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

**CIVIL ENGINEERING** 5/21

- APPLICATION TYPE**
- TEXT AMENDMENT (TA)
  - ZONE CHANGE
    - CONFORMING (ZC)
    - NONCONFORMING (NZC)
  - USE PERMIT (UC)
  - VARIANCE (VC)
  - WAIVER OF DEVELOPMENT STANDARDS (WS)
  - DESIGN REVIEW (DR)
  - ADMINISTRATIVE DESIGN REVIEW (ADR)
  - STREET NAME / NUMBERING CHANGE (SC)
  - WAIVER OF CONDITIONS (WC)
  - ANNEXATION REQUEST (ANX)
  - EXTENSION OF TIME (ET)
  - APPLICATION REVIEW (AR)
    - UC-0561-13
    - (ORIGINAL APPLICATION #)

**STAFF**

APP. NUMBER: AR-21-400164

PLANNER ASSIGNED: NR

TAB/CAC: Spring Valley TAB/CAC DATE: 11/30/21

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

BCC MEETING DATE: 12/22/21

FEE: \$475

**PROPERTY OWNER**

NAME: PAUL D. STEPHENS, JR

ADDRESS: 7045 LAREDO ST.

CITY: LAS VEGAS STATE: NV ZIP: 89117

TELEPHONE: 714-342-1682 CELL: 714-342-1682

E-MAIL: AQUANOTSTEVE@SBCGLOBAL.NET

**APPLICANT**

NAME: PAUL D. STEPHENS, JR + CYNTHIA K BAIRD

ADDRESS: 7045 LAREDO ST

CITY: LAS VEGAS STATE: NV ZIP: 89117

TELEPHONE: 714-342-1682 CELL: 949-244-1154

E-MAIL: EXOTICHYANDATSON@com REF CONTACT ID #: \_\_\_\_\_

**CORRESPONDENT**

NAME: JMR Consulting, LLC - Janice Ridondo

ADDRESS: P.O. Box 1632

CITY: Overton STATE: NV ZIP: 89040

TELEPHONE: 702-419-7387 CELL: \_\_\_\_\_

E-MAIL: janiceridondo@gmail.com REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 163-10-507-004

PROPERTY ADDRESS and/or CROSS STREETS: 7045 LAREDO ST.

PROJECT DESCRIPTION: EXOTIC SERVAS

(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.

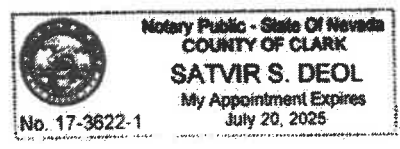
[Signature] Property Owner (Signature)      PAUL D. STEPHENS Property Owner (Print)

STATE OF NV  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 09/28/2021 (DATE)

By Paul D. Stephens

NOTARY PUBLIC: [Signature]



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



## Justification Letter UC-0561-13

CIVIL  
ENGINEERING  
AR-21-400164

Our names are Paul Stephens and Cynthia Baird. We are applying for our Use Permit at our home located at 7045 Laredo St., Las Vegas, NV 89117. We have owned our Serval cats for nine years now and have not had any complaints or issues with our cats; our neighbors are in full support of us having our cats and spoke on our behalf when we received the initial approval for the use permit.

We are very responsible with our animals and extremely knowledgeable about cats. We have helped the community by providing knowledge and rescue for the Serval cat breed, as not many people know much about them, or how to handle them; we make every attempt to educate the public that these are not your average housecats. To date, every Serval we have rescued has been rehomed out of our state to responsible owners with Serval cat experience.

Our current permit allows four Serval cats but the part about rescuing Servals was taken off, thankfully there is not a great need for rescue, however, recently there were three cats that were captured as strays and the community needed our help. Many people contacted us, asking us to help, but we could not because we would not jeopardize our permit. Since our use permit allows only four cats, we could not assist and felt awful, worrying that possibly these amazing cats could end up in the wrong hands or even be euthanized.

As we request approval for our current use permit, we ask that you reinstate the rescue addition to the permit and allow us to be able to assist when rescue and or foster of these cats is needed. We are further requesting this to be our last review, removing any need for an extension of time. (There was some confusion about this at the last meeting, I am attaching both of our permits so you can see what we are referring to.)

Our property is nearly an acre in size, completely surrounded by fenced block wall, with individual indoor-outdoor enclosures, for extra protection and satisfying all requirements. All animals receive regular vet care, they are up to date with vaccines and have ID via microchips.

We work very hard every day to be good neighbors and community partners. We have met all requirements from Animal control, the State and the County and proudly appreciate your approval for our Use Permit. Thank you in advance for your consideration; please do not hesitate to reach out if you have any questions or wish to come and visit our property.

Regards,

Paul Stephens & Cynthia Baird

949-244-1154



OFFICE BUILDING  
(TITLE 30)

BUFFALO DR/TECO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400166 (ZC-18-0659)-BOYD CORPORATE CAMPUS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) increase the height of outdoor lighting affixed to buildings; 2) permit roofline without articulation on the facade; 3) increase retaining wall height; 4) increase building heights; and 5) allow modified commercial driveway geometrics.

**DESIGN REVIEWS** for the following: 1) proposed office buildings with lighting; 2) alternative parking lot landscaping; and 3) finished grade for an office complex on 10.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay.

Generally located on the east side of Buffalo Drive and the north side of Sunset Road within Spring Valley (description on file). MN/jor/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-34-401-012 through 163-34-401-014

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of outdoor lighting affixed to a building to vary from zero feet to 174 feet from finished grade where 14 feet above finished grade is required per Section 30.48.670 (a 100% to 1,142.8% increase).
2. Permit horizontal roofline longer than 100 feet not broken-up by articulations in the facade per Section 30.48.650.
3. Increase the height of a retaining wall to 5.5 feet with a 1.0 foot screen wall where a 3 foot maximum retaining wall with 6 foot screen wall is permitted per Figure 30.64-15 (an 83.3% increase).
4. Increase the height of the proposed buildings to 180 feet where a maximum of 50 feet is permitted per Table 30.40-4 (a 260% increase).
5. Allow a 17 foot 8 inch throat depth where a 150 foot throat depth is required per Uniform Standard Drawing 222.1 (an 88.2% reduction).

**DESIGN REVIEWS:**

1. Proposed office buildings with lighting.
2. Alternative parking lot landscaping.
3. Increase finished grade height to 66 inches (5.55 feet) where a maximum of 18 inches (1.5 feet) is allowed per Section 30.32.040 (a 266.6% increase).

**LAND USE PLAN:  
SPRING VALLEY - COMMERCIAL GENERAL**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 10.3
- Project Type: Office buildings
- Number of Stories: 10
- Building Height (feet): 180 (each office building)/64 (parking garage)
- Square Feet: 322,600 (Phase 1 building)/316,600 (Phase 2 building)
- Parking Required/Provided: 1,115/1,153 (Phase 1 building, surface, and parking garage)/2,229/2,233 (Phase 2 building, surface, and parking garage)

**Request & Site Plans**

ZC-18-0659 reclassified 2.5 acres from R-E zoning to C-2 zoning for a proposed office complex. The C-2 zoning was made permanent, and this extension of time request is for the waivers of development standards and design reviews only. VS-18-0667 was a companion application that was approved with the zone change. ADET-20-900547 (ZC-18-0659) was administratively approved which extended the application expiration date to October 17, 2021 to commence. ET-20-400123 (VS-18-0667) was approved with an expiration date of October 17, 2022 to record. The applicant is requesting an extension of time for 1 year so that the original application and the vacation and abandonment can have a similar expiration timeframe in 2022.

The previously approved plans depict 2 office buildings and a parking garage that will be constructed in 2 phases. Access to the site is from Sunset Road, Buffalo Drive, and Teco Avenue. The westerly entrance on Sunset Road and the entrance on Buffalo Drive include decorative concrete elements with decorative concrete drive aisles located along the westerly and southerly entrances of the 2 proposed office buildings.

The Phase 1 building is located north of Sunset Road on the easterly portion of the site and will include Phase 1 of the parking garage (the first 3 levels) at the northeasterly portion of the site. Surface parking is located on the southwesterly portion of the site and designed to meet and exceed parking lot landscaping requirements. The surface parking located at the northwesterly portion of the site is located where the future Phase 2 building will be situated. The Phase 1 parking garage and surface parking provides a total of 1,153 parking spaces.

The Phase 2 building is located at the northwesterly pad site of the complex and will be connected to the Phase 1 building by an enclosed breezeway. Phase 2 will also include a 3 level addition to the parking garage to provide a total of 2,233 parking spaces.

Site amenities include plaza entry features on the north, west, and east sides of Building 1, covered executive parking area, exterior employee patio/break area, bicycle parking areas, and drop-off areas.

### Landscaping

The previously approved plans depict a minimum of 10 feet of landscaping and is provided adjacent to the street frontages with a detached sidewalk located along Sunset Road and Buffalo Drive and an attached sidewalk along Teco Avenue. Parking lot landscaping is provided adjacent to the southwesterly surface parking area and around the boundary of Buildings 1 and 2 (when completed), and landscaping is provided on the south and east property lines of APN 163-34-401-014 adjacent to the drive aisles. Landscaping materials include Willow Acacia, Palo Verde, Date Palm, Chinese Pistache, Flowering Plum, Holly Oak, and African Sumac, with shrubbery and accent plants with groundcovers. The retaining wall with screen wall is set back 17 feet from right-of-way along Buffalo Drive and set back 25 feet from right-of-way along Sunset Road and provides for a minimal screen wall at the back of the required landscape area.

### Lighting

The previously approved plans depict building lighting which will be located on the building to define recess areas below the soffits and accent metal fins. Parking lot lighting includes 14 foot high shielded light fixtures in the southwesterly parking area along the drive aisles on the east and north sides of the proposed buildings, and on top of the parking garage.

### Elevations

The previously approved plans depict a pair of 180 foot high 10 story office buildings that will be constructed in 2 phases. The finished floor of Phase 1 building is proposed at 4 feet below the grade of Sunset Road, and the finished floor of Phase 2 building is proposed at 5 feet below the grade of Buffalo Drive. The soffit at the top of the buildings is over 275 feet long, which is interconnected with a metal panel architectural detail that runs down the faces of the buildings. Below the soffit is a recessed glass wall that is above a protruding glass wall. The building's exterior materials including modern architectural design include painted metal panels, recessed colored curtain wall systems with either blue or grey coloring at varying levels, and painted architectural metal louvers over portions of levels 3 through 9. The parking garage is 64 feet high with 6 parking levels. The parking garage will be constructed in 2 phases with a total of 6 levels, and the first 3 levels constructed as part of Phase 1.

### Floor Plans

The previously approved plans depict Building 1 is a 322,600 square foot 10 story office building and Building 2 is a 316,600 square foot 10 story office building. The plans depict shell space for future occupants/tenants.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for ADET-20-900547 (ZC-18-0659):

### Current Planning

- Until October 17, 2021 to commence.
- Applicant is advised that 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 ZC-18-0659:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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; 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 this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to 50 feet to back of curb for Buffalo Drive, 30 feet for Teco Avenue and associated spandrel;
- 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals and 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.

#### 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 #0498-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Applicant's Justification

Per the applicant, an extension of time for the zone change is requested for 1 additional year so that the waivers of development standards and the design reviews can have a similar expiration date timeframe as ET-20-400123 (VS-18-0667) which is October 2022. The justification letter states that if in the event the project needs additional time, the applicant will apply for additional extensions of time for this application (ZC-18-0659) and the vacation and abandonment (VS-18-0667).



### Prior Land Use Requests

Application Number	Request	Action	Date
ADET-20-900547 (ZC-18-0659)	1 year extension of time - until October 17, 2021 to commence	Approved by ZA	December 2020
ET-20-400123 (VS-18-0667)	First extension of time for a vacation and abandonment of patent easements, pedestrian access easements, and a portion of right-of-way being Buffalo Drive	Approved by BCC	December 2020
VS-18-0667	Vacated and abandoned patent easements, pedestrian access easements, and a portion of right-of-way being Buffalo Drive	Approved by BCC	October 2018
ZC-18-0659	Reclassified 2.5 acres from R-E to C-2 zoning, waivers for lighting, roof design, increased retaining wall height, increased building height modified driveway geometrics, and design reviews for alternative parking lot landscaping, increased finished grade, and proposed office buildings	Approved by BCC	October 2018
ZC-0873-03 (WC-0192-04)	Waived condition of a zone change requiring right-of-way dedication (Tioga Way)	Approved by BCC	August 2004
TM-0251-04	1 lot commercial subdivision	Approved by PC	June 2004
ZC-0083-04	Reclassified 10 acres from R-E and M-D zoning to C-2 zoning for a shopping center	Approved by BCC	February 2004
ZC-0873-03	Reclassified 2.5 acres from R-E to M-D zoning	Approved by BCC	July 2003

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Business and Design/Research Park	M-D	Undeveloped
South	Business and Design/Research Park	C-2	Retail center & undeveloped
East	Commercial General	C-2 & R-E	Undeveloped & communication tower
West	Commercial General	M-D	Office warehouse (IGT)

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

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since there are existing permits which include a Drainage Study (PW19-15084) and an Off-Site Permit (PW20-10867), staff finds that the applicant has shown progress with the development; therefore, an extension of time of 1 year is a warranted 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until December 22, 2022 to commence;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised 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.

**Public Works - Development Review**

- Compliance with previous conditions.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: BOYD CORPORATE CAMPUS, LLC**

**CONTACT: RUSSELL ROWE, ROWE LAW GROUP, 7435 S. EASTERN AVENUE, SUITE  
510, LAS VEGAS, NV 89123**

DRAFT





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

*[Handwritten scribble]*  
9

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>ZC-18-0659</u> (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-21-400166</u> DATE FILED: <u>10/26/21</u> PLANNER ASSIGNED: <u>JOK</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>11/30/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/22/21</u> FEE: <u>\$900</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Boyd Corporate Campus, LLC</u> ADDRESS: <u>6465 S. Rainbow Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 696-1105</u> CELL: <u>(702) 265-3227</u> E-MAIL: <u>RonFrye@BoydGaming.com</u>
	<b>APPLICANT</b>  NAME: <u>Ron Frye</u> ADDRESS: <u>6465 S. Rainbow Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 696-1105</u> CELL: <u>(702) 265-3227</u> E-MAIL: <u>RonFrye@BoydGaming.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Russell Rowe</u> ADDRESS: <u>7435 S. Eastern Ave., #510</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>(702) 884-5014</u> CELL: <u>(702) 884-5014</u> E-MAIL: <u>Russ@RoweLawNV.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-34-401-012, 013 & 014

PROPERTY ADDRESS and/or CROSS STREETS: Northeast corner of Sunset & Buffalo

PROJECT DESCRIPTION: Office Building

(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.

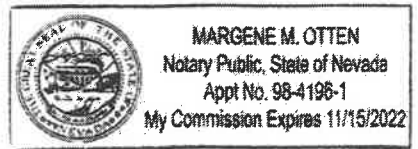
Ron Frye  
 Property Owner (Signature)\*

RON FRYE  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON September 15, 2021 (DATE)

By Ron Frye  
 NOTARY PUBLIC: Margene M. Otten



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



# ROWE LAW GROUP

Administrative Law & Public Affairs

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Oct. 21, 2021

Nancy A. Amundsen, Director  
Clark County Comprehensive Planning  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

ET-21-4001166

**Re: Extension of Time, ZC-18-0659  
163-34-401-012, 013 & 014**

Dear Director Amundsen:

On behalf of Boyd Gaming Corporation please accept this justification letter for the Administrative Extension of Time application for ZC-18-0659, which approved conforming C-2 zoning on the above-referenced 2.5-acre parcel at the southeast corner of Buffalo and Teco.

The zone change was part of an application package approving the new corporate campus for Boyd Gaming Corporation. While still moving forward, progress on this project has been slowed due to the continuing impacts of the COVID-19 pandemic. An Administrative Extension of Time application (noted in the heading above) was approved in 2020 for a one-year extension (along with a companion Vacation application, VS-18-0667, that was also approved as a part of this project). If possible, Boyd Gaming requests that, should this extension of time request be approved, the expiration of ZC-18-0659 coincide with the expiration of VS-18-0667 on Oct. 17, 2022, such that both applications may be requested to be extended concurrently should that become necessary in October of 2022.

Thank you for your kind assistance with this application.

Sincerely,



Russell M. Rowe





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12/22/21 BCC AGENDA SHEET

PATENT EASEMENTS  
(TITLE 30)

LAREDO ST/MONTESSOURI ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0637-KLUNDT, FRANK J. REVOCABLE TRUST & KLUNDT, FRANK J. TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Laredo Street and Eldora Avenue and between Montessori Street within Spring Valley. (description on file). JJ/nr/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

163-10-506-005

**LAND USE PLAN:**

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon patent easements. The plans depict the vacation and abandonment of a 33 foot wide patent easements located on the west boundary and 3 foot wide portion of the patent easements along the northern and southern boundary line. In addition, a 7.5 foot wide portion of the patent easement extends along the eastern boundary of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0613-10	Reclassification of Spring Valley to include the RNP-I Overlay	Approved by BCC	February 2011

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-P	Office complex
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

### Related Applications

Application Number	Request
TM-21-500178	A tentative map for a 9 lot single family residential development is a companion item on this agenda.
WS-21-0638	A waiver of development standards for a single family residential development with reduced lots sizes, increased finish grade, and hammerhead street design 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 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Satisfy utility companies' requirements.
- 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 recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

#### Public Works - Development Review

- Right-of-way dedication to include 24.25 feet for Eldora Avenue, 25.5 feet for Montessouri Street, 30 feet for Laredo Street, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### Building Department - Fire Prevention

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BH PRADO, LLC

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE  
100, LAS VEGAS, NV 89118

**DRAFT**



APR 21-101088



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0637</u>	DATE FILED: <u>10/26/21</u>
		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>11/30/21</u>
		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>12/22/21</u>	
		FEE: <u>875</u>	

PROPERTY OWNER	NAME: <u>Frank J Klundt Revocable Trust</u>
	ADDRESS: <u>1425 Franklin Ave.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>BH Prado, LLC</u>
	ADDRESS: <u>7900 W. Sunset Rd. Ste 501</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-256-8866</u> CELL: <u>n/a</u>
	E-MAIL: <u>demery@blueheron.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-10-506-005

PROPERTY ADDRESS and/or CROSS STREETS: Eldora & Montessori

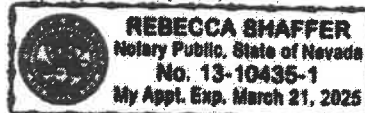
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Vanetta Appleyard  
Property Owner (Signature)\*

The Frank J Klundt Revocable Trust  
By: Venetta Appleyard, Successor Trustee

Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK  
SUBSCRIBED AND SWORN BEFORE ME ON JUNE 7, 2021 (DATE)  
By REBECCA SHAFFER  
NOTARY PUBLIC: Rebecca Shaffer



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





**TANEY ENGINEERING**

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

**PLANNER  
COPY**

VS-21-0637

August 2, 2021

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

**RE: Eldora & Montessori: Patent Easement Vacations**  
**APN: 163-10-506-005**

To Whom It May Concern,

On behalf of our client, BH Prado, LLC, Taney Engineering is respectfully submitting a project description letter for Patent Easement Vacations for a single-family residential subdivision.

The existing condition of the area will require to vacate a portion of the patent reservation. The north portion of the site abutting Laredo Street shall require a 3-foot vacation, the east portion abutting Montessori Street shall require a of the site shall require a 7.5-foot vacation, the south portion abutting Eldora Avenue shall require a 3-foot vacation, and the west portion shall require a 33-foot vacation. The vacation of the patent easement is necessary to develop the project site.

Patent Vacation:

The purpose is to vacate a portion of the patent reservation per patent number: 215584.

A legal description, exhibit, and supporting documents for each vacation have been provided with this application for review.

If you have any questions or require additional information, please do not hesitate to call our office at 702-362-8844.

Sincerely,

Jason Spain, E.I. Designer I





12/22/21 BCC AGENDA SHEET

REDUCED LOT SIZE  
(TITLE 30)

LAREDO ST/MONTESSOURI ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0638-KLUNDT, FRANK J. REVOCABLE TRUST & KLUNDT, FRANK J. TRS:

WAIVER OF DEVELOPMENT STANDARDS for reduced lot size.

DESIGN REVIEWS for the following: 1) finished grade; 2) hammerhead street design; and 3) single family residential development on 5.0 acres in an R-E (Rural Residential Estates) (RNP-I) Zone.

Generally located on the south side of Laredo Street and the west side of Montessori Street within Spring Valley. JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:

163-10-506-005

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow reduced net lot size to 13,847 square feet where 18,000 square feet is the minimum per Table 30.40-1. (a 23% reduction).

**DESIGN REVIEWS:**

1. Increase finished grade up to 48 inches (4 feet) where a maximum of 18 (1.5 feet) inches is the standard per Chapter 30.52.010 (a 62.5% increase).
2. Allow a private street to terminate in 2 hammerhead designs where a radius cul-du-sac per Uniform Standards Drawing is preferred per Section 30.56.080.
3. Single family residential development.

**LAND USE PLAN:**

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 13,847/21,084
- Project Type: Single family residential development

- Number of Stories: Up to 2
- Building Height (feet): 15.5 to 17 (1 story)/26 (2 story)
- Square Feet: 3,803 to 6,384

**Site Plans**

The plans submitted depict a 9 lot single family residential development on 5 acres for a density of 1.8 units per acre. The minimum net lot size is 13,847 square feet and the maximum is 21,084 square feet. The lots are accessed from a gated entrance and 2 hammerhead cul-du-sacs from Montessouri Street. Five of the 9 lots require the waiver of development standards for net lot size. Three of the lots along the west property line range in area from 16,332 square feet to 17,107 square feet. The other 2 lots are located on the north and south sides of the entrance and are 13,847 square feet and 13,903 square feet. The majority of the increase in grade is located along Montessouri Street.

**Landscaping**

A 5 foot wide landscape area is shown along Laredo Street, Montessouri Street, and Eldora Avenue. No sidewalks are proposed along Laredo Street, Montessouri Street, and Eldora Avenue as the roadway will be developed to rural street standards.

**Elevations**

Four distinct elevation options are offered, 2 options for the single story homes and 2 options for the 2 story homes. The height ranges from 15.5 feet high for the single story and 26 feet high for the 2 story homes. Exterior elements will include flat rooflines with a parapet, stucco exteriors with stone veneer options.

**Floor Plan**

The proposed homes range from 3,803 square feet to 6,384 square feet and are composed of typical room types within the area of the home. Each home type has a casita option. Various models offer 4 to 6 car garages and all models include a roof deck option.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant states that the proposed development is consistent with the area and meets the rural characteristics of the existing neighborhood. The proposed increase in finish grade is needed to create positive drainage on the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0613-10	Reclassification of Spring Valley to include the RNP-I Overlay	Approved by BCC	February 2011

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-P	Office complex
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

### Related Applications

Application Number	Request
TM-21-500178	A tentative map for a 9 lot single family residential development is a companion item on this agenda.
VS-21-0637	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 meets the goals and purposes of Title 30.

### Analysis

#### Current Planning

#### Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

#### Waiver of Development Standards & Design Reviews #2 & #3

The proposed 9 lot single family subdivision has 5 lots that are below 18,000 square foot net lot size. The R-E Zone allows for the net lot size to be decreased by 10% when the lot is adjacent to a collector or arterial street per Table 30.40-1 without requesting a waiver of development standards. However, the proposed development is not adjacent to an arterial or collector and more than half of the lots will not meet the 18,000 square foot net lot size. The reduction in lot size is a self-imposed hardship which could impose issues on future homeowners with the home designs ranging from 3,803 square feet to 6,384 square feet in size. The largest floor plan, 6,384 square feet, placed on a lot that is 13,847 square feet creates a 46% lot coverage on the site. In addition to future lot coverage concerns, waivers of development standards would be required to encroach into setbacks for future homes. The proposed development includes the hammerhead street design, which is not preferred for traffic circulation along with pedestrian movement within the development. Redesign of the development could promote consistency with the Spring Valley Land Use Plan which encourages preserving the rural character of existing developed areas. Whereas, the Comprehensive Master Plan in the Rural Estates Section 37 discourages gated communities and the Urban Land Use Policies encourages similar densities

with existing development. The developed single family lots on the west, south, and east sides of the proposed development exceed the R-E net lot sizes. The smallest adjacent lot is 23,086 net square foot. Staff finds that the proposed development is not consistent with lot size provisions for the district and the proposal is not consistent with the existing area; therefore, staff cannot support the request.

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

#### **Design Review #1**

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval. However, since Current Planning is recommending denial of the application, 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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 this application must commence within 4 years of approval date or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 24.25 feet for Eldora Avenue, 25.5 feet for Montessouri Street, 30 feet for Laredo Street, and associated spandrels;

- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised off-sites improvement permits maybe required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BH PRADO, LLC

**CONTACT:** ELISHA SCROGUM, TAMEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118



APR 21-10/088



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>WS-21-0638</u> DATE FILED: <u>10/26/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>11/30/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/22/21</u> FEE: <u>1150</u>
	<b>PROPERTY OWNER</b>	NAME: <u>Frank J Klundt Revocable Trust</u> ADDRESS: <u>1425 Franklin Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>	NAME: <u>BH Prado, LLC.</u> ADDRESS: <u>7900 W. Sunset Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-256-8844</u> CELL: <u>N/A</u> E-MAIL: <u>demery@blueheron.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u> E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>

ASSESSOR'S PARCEL NUMBER(S): 163-10-506-005

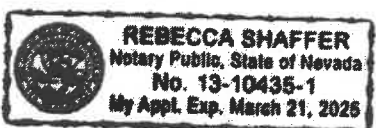
PROPERTY ADDRESS and/or CROSS STREETS: Eldora & Montessori

PROJECT DESCRIPTION: Single family residential subdivision

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

Venetta Appleyard      The Frank J Klundt Revocable Trust  
 Property Owner (Signature)\*      By: Venetta Appleyard, Successor Trustee  
 Property Owner (Print)

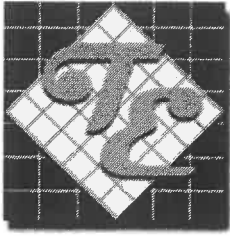
STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON JUNE 1, 2021 (DATE)  
 By REBECCA SHAFFER  
 NOTARY PUBLIC: Rebecca Shaffer



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







**PLANNER  
COPY**

*WS-21-0638*

**TANEY ENGINEERING**

**6030 SOUTH JONES BLVD.**

**LAS VEGAS, NV 89118**

**TELEPHONE: 702-362-8844**

**FAX: 702-362-5233**

July 28, 2021

BLH-21-006

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

**Re: Eldora & Montessori- Tentative Map**

To Whom it May Concern:

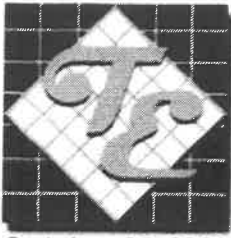
Taney Engineering, on behalf of our client, BH Prado, LLC, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Waiver, Vacation, and Design Review).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,  
TANEY ENGINEERING

Elisha Scrougm  
Project Coordinator





**PLANNER COPY** TANEY ENGINEERING

WS-21-0638

6030 SOUTH JONES BLVD.  
LAS VEGAS, NV 89118  
TELEPHONE: 702-362-8844  
FAX: 702-362-5233

October 25, 2021

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

**SINGLE FAMILY DEVELOPMENT  
(TITLE 30)**

**ELDORA/MONTESSOURI**

**WAIVER OF DEVELOPMENT STANDARDS** for the following: 1) to reduce the net lot size  
**DESIGN REVIEW** for the following: 1) a proposed single-family residential development 2)  
fill over 18-inches above grade.

Generally located on the west side of Montessori and the north side of Eldora within  
Spring Valley.

---

**RELATED INFORMATION:**

**APN:**

163-10-506-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce net lot area to 13,847 square feet where a minimum net lot area of 18,000 square feet is required per table 30.40-1 (a 23.1% reduction).

**DESIGN REVIEWS:**

1. A proposed single-family residential development
2. Increase finished grade for a single-family residential development to 48 inches where 18 inches is the standard (an 167% increase).

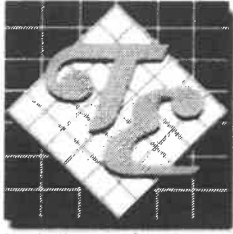
**LAND USE PLAN:**

Spring Valley – RNP – Rural Neighborhood Preservation

Site Plan

The plans depict a gated single-family residential development consisting of 9 residential lots on 5.09 acres for a density of 1.8 dwelling units per acre. The net lot area ranges from 13,847 square feet to 21,084 square feet. The gross lot areas range from 20,005 square feet to 23,208 square feet. All proposed lot will be accessed from the private streets with modified roll curb on both sides of these streets. Montessori St, Eldora Ave, and Laredo St shall match the existing off-site improvements completed by adjacent properties.





# PLANNER COPY

WS-21-0638

## TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

### Landscaping

The plans depict 24-inch box trees and 1-5-gallon bushes on the perimeter of lots along Larédo St, Montessouri St, and Eldora Ave.

### Elevations

The elevations display 4 models of single-family residential homes; the Valle, Cresta, Haven, and Sancta plans. The proposed models detail the different architectural finishes, building materials, and maximum height of the proposed models. Please refer to the submitted elevations for more detail.

### Floor Plans

The plans depict homes ranging in size from 3,803 to 6,384 square feet including the standard 4 car garages. The proposed models show multiple bedrooms, dining, living, kitchen areas, offices, sky decks, mudrooms, workshop garages, generational suites, and media rooms. These homes shall be developed to conform with Title 30 standards and have a maximum height of 35'.

### Applicant's Justification

The proposed single-family residential development is consistent in density with the surrounding properties zoned as R-E. There are existing subdivisions that surround the property that observe a rural characteristic. All perimeter streets will be improved to match the existing off-site improvements. Right-of-way widths shall be dedicated to match the largest adjacent widths. The additional fill on-site is needed to meet the drainage criteria and ensure that positive drainage is met and maintained throughout the entirety of the site.

### **STANDARDS FOR APPROVAL:**

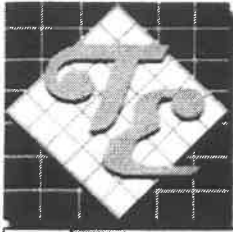
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### **Analysis**

#### Waivers of Development Standards #1

The net lot area for the following lots are being requested to be reduced: Lot 1, 4, 5, 6, and 9. The following table summarizes the actual net lot size, the required net lot size, and the percent reduction from required:





**PLANNER  
COPY**

WS-21-0638

**TANEY ENGINEERING**  
6030 SOUTH JONES BLVD.  
LAS VEGAS, NV 89118  
TELEPHONE: 702-362-8844  
FAX: 702-362-5233

Lot #	Actual Net Lot Size (SQFT)	Required Net Lot Size (SQFT)	% Reduction from Required
1	13955	18000	22.5
2	20072	18000	N/A
3	18009	18000	N/A
4	17131	18000	4.8
5	16332	18000	9.3
6	17108	18000	5.0
7	20235	18000	N/A
8	21055	18000	N/A
9	13946	18000	22.5

Design Review #1

The proposed design and density of the project complies with Urban Land Use policy 4 of the Comprehensive Master Plan which encourages preservation of existing residential neighborhoods by developing vacant lots within similar densities as the existing area. The intent of the development is to preserve the rural characteristic of the adjacent developments. The RNP-1 Overlay requires the area to be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre, of which this project complies.

Design Review #2

A design review shall be requested for an increase in fill of 48 inches where 18 inches is allowed. The design review represents the maximum grade difference along the boundary of this application. Lots along the east side abutting Montessori St and the south side abutting Eldora Ave are requiring fill above 18 inches due to the site having roughly an 8-9-foot drop in elevation. The increased fill will help ensure that any large grade differentials are being properly mitigated while positive drainage is still facilitated throughout the site.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,  
**TANEY ENGINEERING**

Jason Spain, E.I. Designer 1  
Taney Engineering





10

ELDORA & MONTESSOURI  
(TITLE 30)

LAREDO ST/MONTESSOURI ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500178-KLUNDT, FRANK J. REVOCABLE TRUST & KLUNDT, FRANK J. TRS:**

**TENTATIVE MAP** consisting of 9 single family residential lots on 5.0 acres in an R-E (Rural Residential Estates) (RNP-I) Zone.

Generally located on the south side of Laredo Street and the west side of Montessori Street within Spring Valley. JJ/nr/jo (For possible action)

RELATED INFORMATION:

**APN:**

163-10-506-005

**LAND USE PLAN:**

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 13,847/21,084
- Project Type: Single family residential

The plans depict a 9 lot single family residential development on 5 acres for a density of 1.8 units per acre. The minimum net lot size is 13,847 square feet and the maximum is 21,084 square feet. The lots are accessed from a gated entrance and 2 hammerhead cul-du-sacs from Montessori Street. Five of the 9 lots require the waiver of development standards for net lot size. Three of the lots along the west property line range in area from 16,332 square feet to 17,107 square feet. The other 2 lots are located on the north and south sides of the entrance and are 13,847 square feet and 13,903 square feet.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0613-10	Reclassification of Spring Valley to include the RNP-I Overlay	Approved by BCC	February 2011

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-P	Office complex
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

**Related Applications**

Application Number	Request
VS-21-0637	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-21-0638	A single family residential development with reduced lots sizes, increased finish grade, and hammerhead street design 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****Current Planning**

This request meets the tentative map requirements as outlined in Title 30. However, since staff is not in support of the design review, staff cannot support 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

If approved:

- 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 24.25 feet for Eldora Avenue, 25.5 feet for Montessouri Street, 30 feet for Laredo Street, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised off-site improvement permits maybe required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

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

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**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 #0124-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: BH PRADO, LLC  
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE  
100, LAS VEGAS, NV 89118**



APR 21-10/08810



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500178</u>	DATE FILED: <u>10/26/21</u>
		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>11/30/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>12/22/21</u>	
		FEE: <u>750</u>	

PROPERTY OWNER	NAME: <u>Frank J Klundt Revocable Trust</u>
	ADDRESS: <u>1425 Franklin Ave.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>BH Prado, LLC</u>
	ADDRESS: <u>7900 W. Sunset Rd. Ste 501</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-256-8866</u> CELL: <u>N/A</u>
	E-MAIL: <u>demery@blueheron.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u>
	E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>

ASSESSOR'S PARCEL NUMBER(S): 163-10-506-005

PROPERTY ADDRESS and/or CROSS STREETS: Eldora & Montessori

TENTATIVE MAP NAME: Eldora & Montessori

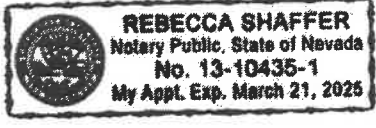
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Venetta Appleyard The Frank J Klundt Revocable Trust  
 Property Owner (Signature)\* By: Venetta Appleyard, Successor Trustee  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

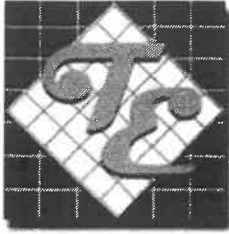
SUBSCRIBED AND SWORN BEFORE ME ON JUNE 1, 2021 (DATE)  
 By REBECCA SHAFFER

NOTARY PUBLIC: Rebecca Shaffer



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





## TANEY ENGINEERING

6030 SOUTH JONES BLVD.  
LAS VEGAS, NV 89118  
TELEPHONE: 702-362-8844  
FAX: 702-362-5233

July 28, 2021  
BLH-21-006

**PLANNER  
COPY**

*TM-21-500178*

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

**Re: Eldora & Montessori- Tentative Map**

To Whom it May Concern:

Taney Engineering, on behalf of our client, BH Prado, LLC, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Waiver, Vacation, and Design Review).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,  
TANEY ENGINEERING

Elisha Scrougm  
Project Coordinator





12/22/21 BCC AGENDA SHEET

LANDSCAPING  
(TITLE 30)

FORT APACHE RD/POST RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0620-POST LAS VEGAS OWNERS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for landscaping in conjunction with a previously approved multiple family residential development on 17.5 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District.

Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane within Spring Valley. JJ/jor/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

163-32-301-012; 163-32-301-014; 163-32-301-015; 163-32-301-027; 163-32-301-032

**WAIVER OF DEVELOPMENT STANDARDS:**

Alternative landscaping adjacent to Fort Apache Road per Figure 30.64-17.

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 17.5
- Number of Lots/Units: 384
- Density (d/u/ac): 21.9
- Project Type: Landscaping adjacent to multiple family residential development
- Number of Stories: 3
- Building Height (feet): Up to 39
- Open Space Required/Provided: 38,400/51,230
- Parking Required/Provided: 637/647

**History & Site Plan**

NZC-20-0110 was previously approved on this site for a multiple family residential development consisting of 384 units on 17.5 acres with a density of 21.9 dwelling units per acre. The site has frontage along Fort Apache Road to the west, Post Road to the south, Quarterhorse Lane to the

east, and Sobb Avenue along a portion of the northern property line at the northeast corner of the site. There is an existing drainage channel and sewer easement along the northwestern portion of the site. Access to the development is located in the center of the Post Road frontage of the site. The plans also depict an exit only driveway onto Post Road located on the southwestern corner of the site. The 384 units are located in 16 buildings that are dispersed uniformly around the site. Additional structures include a clubhouse located in the central portion of the site and 3 garage buildings.

Today, the applicant is requesting alternative landscaping adjacent to Fort Apache Road, and adjacent to an existing drainage channel (west and northwest property lines).

Landscaping

The landscape plan was previously approved via NZC-20-0110. The plans depict minimum 6 foot wide landscape areas located along Post Road and Quarterhorse Lane. The plans also depict 10 foot wide landscape areas along Fort Apache Road, Sobb Avenue, and adjacent to the flood control channel and northern property line. A waiver for alternative landscaping with an attached sidewalk along Fort Apache Road was approved with NZC-20-0110. These landscape areas consist of trees, shrubs, and groundcover. Approximately 5 feet from the streets the plans depict a 6 foot high wrought iron fence. No changes are proposed to the previously approved landscaping along Post Road, Quarterhorse Lane, and Sobb Avenue.

The previously approved plans (via NZC-20-0110) show landscaping along Fort Apache Road which includes 16 trees within a 10 foot wide landscape area in conjunction with groundcover and shrubs.

Applicant's Justification

Per the submitted justification letter, the applicant cannot plant trees adjacent within an existing drainage easement along the west and northwest property lines, per the approved drainage study PW20-20831 (March 2021 – 2<sup>nd</sup> Addendum). The applicant is proposing to plant 10 trees east of the drainage easement, and decorative grass and low lying shrubs will be planted within the drainage easement.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0050	Increased finished grade	Approved by BCC	April 2021
VS-21-0051	Vacated and abandoned patent easements	Approved by BCC	April 2021
NZC-20-0110	Reclassified the site from R-E to R-4 zoning, waived building height increase, alternative landscaping, and driveway geometrics, with a design review for a multiple family residential development	Approved by BCC	July 2020

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0512-16	Hospital (psychiatric) on the eastern 5 acres - expired	Approved by PC	September 2016
ZC-1137-06	Reclassified 5.3 acres in the central portion of the site to U-V zoning for a mixed-use development - expired	Approved by BCC	October 2006
ZC-0294-06	Reclassified the eastern 5 acres to U-V zoning for a mixed-use development - expired	Approved by BCC	May 2006

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood & Commercial General	R-E, R-2, & C-1	Single family residential, commercial, & undeveloped
South	Public Facilities	C-1	Southern Hills Hospital
East	Business and Design/Research Park	C-2	Undeveloped
West	Commercial Neighborhood	R-E	Undeveloped

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. Staff does not object to the applicant's request since the proposed 16 trees are within an existing drainage easement and is not permitted by Clark County Public Works. Staff finds that planting 10 trees east of the drainage easement and adding additional shrubs and decorative grass provides a sufficient alternative landscape design adjacent to Fort Apache Road and the drainage easement. Staff supports this request.

##### Staff Recommendation

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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 this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** POST LAS VEGAS OWNER, LLC

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



# LAND USE APPLICATION


## DEPARTMENT OF COMPREHENSIVE PLANNING


APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

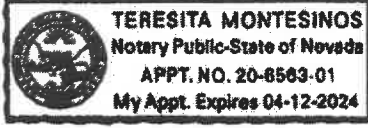
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-21-0620</u> DATE FILED: <u>10/20/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>11/30/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/22/21</u> FEE: <u>\$475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Post Las Vegas Owner, LLC</u> ADDRESS: <u>10777 Twain Avenue, Suite 115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	<b>APPLICANT</b>  NAME: <u>Post Las Vegas Owner, LLC</u> ADDRESS: <u>10777 Twain Avenue, Suite 115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	<b>CORRESPONDENT</b>  NAME: <u>Kaempfer Crowell - Tony Colesio</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>aplance@kcrmlaw.com</u> REF CONTACT ID #: <u>164874</u>

ASSESSOR'S PARCEL NUMBER(S): 163-32-301-012; 014, 015, 027 & 032  
 PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache & Post  
 PROJECT DESCRIPTION: Waiver of Development standards for landscaping

(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)  
 Eric Cohen  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON September 14th 2021 DATE  
 By Eric Cohen  
 NOTARY PUBLIC:  Teresita Montesinos



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



**KAEMPFER  
CROWELL**

**ATTORNEYS AT LAW**

LAS VEGAS OFFICE

**ANTHONY J. CELESTE**  
[aceleste@kcrvw.com](mailto:aceleste@kcrvw.com)  
702.693.4215

**LAS VEGAS OFFICE**  
1980 Festival Plaza Drive  
Suite 600  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.796.7181

**RENO OFFICE**  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

**CARSON CITY OFFICE**  
518 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

September 29, 2021

**VIA UPLOAD**

CLARK COUNTY DEPARTMENT OF  
COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89106

WS-21-0620

**Re: *Justification Letter – Waivers of Development Standards to Allow  
Alternative Landscaping Along Fort Apache Road  
Calida Residential  
APNs: 163-32-301-012, 014, 015, 027, & 032 (NEC of Fort Apache  
Road and Post Road.)***

To Whom It May Concern:

Please be advised our office represents Calida Residential (the "Applicant"). By way of background, the BCC approved a multi-family development, via NZC-20-0110, on property located on the northeast corner of Fort Apache Road and Post Road, more particularly described as APNs: 163-32-301-012, 014, 015, 027, & 032 (collectively the "Site"). The approved site plan provides landscaping, including trees, along the Fort Apache Road frontage of the Site. However, there is a drainage easement along the Site's Fort Apache Road frontage that ties into the existing drainage channel adjacent to the Site on the north and west. Due to the drainage easement, the Applicant is not allowed to plant trees over this easement. As such, the Applicant is requesting to waive the requirement to plant trees in this area. Rather, the Applicant is proposing to provide low lying shrubs and accent planting such as Deer Grass, Lynn's Legacy Sage, and Santa Cruz Pyracantha in this area. Due to the circumstances outside of the control of the Applicant, the requested waiver is appropriate.

We thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC

