ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center
9855 Gilespie Street
Las Vegas, NV 89183
March 26, 2025
6:00pm

AGENDA

Note:

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

Board/Council Members:	David Chestnut, Chair Kaushal Shah	Barris Kaiser, Vice Chair Chris Caluya
Secretary:	Carmen Hayes (702) 371-7991 chayes70@yahoo.com Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	
County Liaison(s):	Tiffany Hesser (702) 455-7388 TLH@clarkcountynv.gov Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	

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

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

III. Approval of Minutes for March 12, 2025. (For possible action)

IV. Approval of the Agenda for March 26, 2025, 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)
   - Commissioner Michael Naft and LVMPD Present Coffee and Conversation, Saturday March 29, 2025, 9 A.M. – 10 A.M. at 85°C Bakery Café, 7325 S. Rainbow Blvd.

VI. Planning and Zoning

1. **VS-25-0156-TPG AG EHC SD MULTI STATE 1, LLC:**
AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue and between Cimarron Road and Gagnier Boulevard (previously not notified); a portion of right-of-way being Tomsik Street located between Cougar Avenue and Ford Avenue (previously not notified); a portion of right-of-way being Cougar Avenue located between Tomsik Street and Gagnier Boulevard (previously not notified); and a portion of right-of-way being Cimarron Road between Wigwam Avenue and Ford Avenue within Enterprise (description on file). JJ/nai/cv (For possible action) **04/01/25 PC**

2. **WS-25-0207-TPG AG EHC SD MULTI STATE 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** increase fill height.
DESIGN REVIEW for a proposed single-family residential subdivision on 22.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/hw/kh (For possible action) **04/01/25 PC**

3. **TM-25-500035-TPG AG EHC SD MULTI STATE 1, LLC:**
TENTATIVE MAP consisting of 41 lots and common lots on 22.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Avenue within Enterprise. JJ/nai/cv (For possible action) **04/01/25 PC**

4. **PA-25-700012-PARAMOUNT INVESTMENTS CO:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 19.4 acres. Generally located on the south side of Mistral Avenue and the west side of Edmond Street within Enterprise. JJ/rk (For possible action) **04/15/25 PC**

5. **ZC-25-0188-PARAMOUNT INVESTMENTS CO:**
ZONE CHANGES for the following: **1)** reclassify 19.4 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Mistral Avenue and the west side of Edmond Street within Enterprise (description on file). JJ/rk (For possible action) **04/15/25 PC**

6. **VS-25-0189-PARAMOUNT INVESTMENTS CO:**
VACATE AND ABANDON easements of interest to Clark County located between Mistral Avenue and Camero Avenue (alignment), and between Lindell Road and Edmond Street; a portion of right-of-way being Lindell Road located between Mistral Avenue and Camero Avenue (alignment); a portion of right-of-way being Shelbourne Avenue located between Lindell Road and Edmond Street; portions of right-of-way being Mohawk Street located between Mistral Avenue and Camero Avenue (alignment); and portions of right-of-way being Mistral Avenue between Lindell Avenue and Edmond Street within Enterprise (description on file). JJ/rg/cv (For possible action) **04/15/25 PC**

7. **PUD-25-0190-PARAMOUNT INVESTMENTS CO:**
PLANNED UNIT DEVELOPMENT for 57 lot single-family residential detached development with modified development standards on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg (For possible action) **04/15/25 PC**

8. **WS-25-0191-PARAMOUNT INVESTMENTS CO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate right-of-way dedication; **2)** increase driveway width; and **3)** reduce throat depth in conjunction with a proposed single-family residential development on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg/cv (For possible action) **04/15/25 PC**

9. **TM-25-500043-PARAMOUNT INVESTMENTS CO:**
TENTATIVE MAP consisting of 57 single-family residential lots and common lots on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg/cv (For possible action) **04/15/25 PC**

10. **VS-25-0162-BLUE DIAMOND ACQUISITION R E 2022, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Robindale Road (alignment), and between Las Vegas Boulevard South and I-15; portions of right-of-way being Parvin Street located between Blue Diamond Road and Robindale Road (alignment); and a portion of right of way being Blue Diamond Road located between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/dd/kh (For possible action) **04/15/25 PC**

11. **WC-25-400028 (UC-0598-14) -MMC CONTRACTORS WEST, INC:**
WAIVER OF CONDITION of a use permit requiring the maximum storage area as depicted per plans in conjunction with an existing outside storage yard and office/warehouse building on 4.16 acres in an IP (Industrial Park) Zone. Generally located on the southeast corner of Redwood Street and Badura Avenue within Enterprise. MN/jud/kh (For possible action) **04/15/25**

12. **ET-25-400022 (ZC-22-0103)-MERCURY STORAGE 6, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway departure distances.
DESIGN REVIEW for a proposed mini-warehouse building on 3.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Ford Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/dd/cv (For possible action) **04/16/25 BCC**

13. **ET-25-400026 (ZC-20-0598)-RIVERVIEW LVB DEVELOPMENT, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** reduce the separation between on-premises consumption of alcohol establishments (taverns) to a residential use (multi-family); **2)** reduce the separation between outside dining, drinking (taverns), and cooking to a residential use (multi-family); and **3)** permit outside dining, drinking and cooking in conjunction with a tavern.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping adjacent to a less intensive (multiple family) use; **2)** eliminate street landscaping; **3)** increase building height; and **4)** allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: **1)** shopping center; and **2)** finished grade on a 7.5 acre portion of 15.32 acres in a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise. MN/tpd/kh (For possible action) **04/16/25 BCC**

14. **ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
HOLDOVER ZONE CHANGE to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action) **04/16/25 BCC**

15. **VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Windmill Lane located between Haven Street and Rancho Destino Road (previously not notified) within Enterprise (description on file). MN/sd/kh (For possible action) **04/16/25 BCC**

16. **WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping (no longer needed); **2)** reduce buffering and screening (no longer needed); **3)** increase maximum parking (no longer needed); **4)** reduce drive-thru distance to properties subject to residential adjacency; and **5)** allow an attached sidewalk (no longer needed).
DESIGN REVIEW for a commercial development on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **04/16/25 BCC**

17. **TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**
HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **04/16/25 BCC**

18. **VS-25-0176-NALA PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Conquistador Street (alignment) and between Ford Avenue and Pebble Road, and a portion of right-of-way being Pebble Road within Enterprise (description on file). JJ/rg/kh (For possible action) **04/16/25 BCC**

19. **WS-25-0175-NALA PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following **1)** increase retaining wall height; **2)** increase fill height; **3)** eliminate street landscaping; and **4)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** hillside development; and **2)** proposed single-family residential development on 23.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/rg/kh (For possible action) **04/16/25 BCC**

20. **TM-25-500040-NALA PROPERTIES, LLC:**
TENTATIVE MAP consisting of 122 single-family residential lots on 23.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/rg/kh (For possible action) **04/16/25 BCC**

21. **UC-25-0120-WINDMILL & PLACID, LLC:**
USE PERMIT to allow outdoor storage as a primary use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow outdoor storage as a primary use adjacent to a residential use; **2)** allow existing attached sidewalks to remain; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a proposed outdoor vehicle storage facility on 3.91 acres in a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane and the east side of Placid Street and the west side of Fairfield Avenue within Enterprise. MN/hw/kh (For possible action) **04/16/25 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: Next Meeting Date. April 9, 2025

X. Adjournment.

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

Enterprise Town Advisory Board

March 12, 2025

MINUTES

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

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

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

Michael Huling, Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for February 26, 2025 (For possible action)

Motion by David Chestnut
Action: **APPROVE** Minutes as published for February 26, 2025.
Motion **PASSED** (3-0)/ Unanimous.

IV. Approval of Agenda for March 12, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut
Action: **APPROVE** as amended.
Motion **PASSED** (3-0) /Unanimous

Related applications to be heard together:

1. PA-25-700010-STARDUST TOWERS, LLC:
2. ZC-25-0141-STARDUST TOWERS, LLC:
3. VS-25-0140-STARDUST TOWERS, LLC:
4. PUD-25-0143-STARDUST TOWERS, LLC:
5. WS-25-0142-STARDUST TOWERS, LLC:
6. TM-25-500032-STARDUST TOWERS, LLC

9. VS-25-0151-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:
10. WS-25-0152-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:
11. TM-25-500036-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:

12. ZC-25-0122-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:
13. VS-25-0121-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:
14. WS-25-0123-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:
15. TM-25-500026-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

16. ZC-25-0146-A&A III, LLC & A & A REVOCABLE LIVING TRUST, ET AL:
17. VS-25-0145-A & A III LLC & A& A REVOCABLE LIVING TRUST:
18. WS-25-0147-A & A III LLC & A& A REVOCABLE LIVING TRUST:
19. TM-25-500033-A & A III, LLC & A& A REVOCABLE LIVING TRUST:

20. ZC-25-0148-7-ELEVEN, INC:
21. VS-25-0150-7-ELEVEN, INC:
22. WS-25-0149-7-ELEVEN, INC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
   - Commissioner Michael Naft and LVMPD Present Coffee and Conversation, Saturday March 29, 2025, 9 A.M. – 10 A.M. at 85°C Bakery Café, 7325 S. Rainbow Blvd.

VI. Planning & Zoning

1. **PA-25-700010-STARDUST TOWERS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 6.32 acres. Generally located on the north side of Pebble Road and east side of Giles Street within Enterprise. MN/rk (For possible action) **04/01/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

2. **ZC-25-0141-STARDUST TOWERS, LLC:**
ZONE CHANGE to reclassify 6.32 acres from an RS20 (Residential Single-Family 20) Zone and CR (Commercial Resort) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and east side of Giles Street within Enterprise. MN/rk (For possible action) **04/01/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

3. **VS-25-0140-STARDUST TOWERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Giles Street and Haven Street; a portion of a right-of-way being Giles Street located between Ford Avenue and Pebble Road; and a portion of right-of-way being Pebble Road located between Giles Street and Haven Street within Enterprise (description on file). MN/rr/kh (For possible action) **04/01/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

4. **PUD-25-0143-STARDUST TOWERS, LLC:**
PLANNED UNIT DEVELOPMENT for an 83 lot single-family attached residential development with modified standards on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr (For possible action) **04/01/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

5. **WS-25-0142-STARDUST TOWERS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the number of dwelling units on private stub streets; **2)** reduce the street intersection off-set; **3)** reduce the separation from the property line to a residential driveway; and **4)** reduce back of curb radius in conjunction with a single-family attached residential development on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr/kh (For possible action) **04/01/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

6. **TM-25-500032-STARDUST TOWERS, LLC:**
TENTATIVE MAP consisting of 83 single family attached residential lots and common lots on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr/kh (For possible action) **04/01/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

7. **AR-25-400017 (UC-23-0796)-AIP RICHMAR, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** waive screening for existing outside storage yard; **2)** allow items to be stacked above the height of a screened fence; and **3)** allow the use of millings in lieu of paving.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping and screening; **2)** access gate setbacks; **3)** eliminate trash enclosures; and **4)** full off-site improvements.
DESIGN REVIEW for 2 accessory structures in conjunction with an existing storage yard on 14.7 acres in an IL (Industrial Light) Zone. Generally located on the south side of Richmar Avenue and the east side of Redwood Street within Enterprise. JJ/my/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition:
- **EXPUNGE** Use Permits First Application for Review #1

Per staff if approved conditions
Motion **PASSED** (3-0) /Unanimous

8. **ET-25-400005 (TM-500153-16)-LENNAR PACIFIC PROPERTIES, LLC:**
TENTATIVE MAP FIRST EXTENSION OF TIME for 56 single-family residential lots and common lots on 35.0 acres in an RS20 (Single Family Residential 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, 1,000 feet west of Rainbow Boulevard within Enterprise. JJ/nai/cv (For possible action) **04/02/25 BCC**

Motion by David Chestnut
Action: **APPROVE**
CHANGE Comprehensive Planning bullet #1 to read:
- Until **March 24, 2028** to record or the application will expire unless extended with approval of an extension of time

Per staff conditions
Motion **PASSED** (3-0) /Unanimous

9. **VS-25-0151-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Florido Road (alignment), and between Montessouri Street and Rainbow Boulevard; and a portion of right-of-way being Rainbow Boulevard located between Mountains Edge Parkway and Florido Road (alignment) within Enterprise (description on file). JJ/rg/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

10. **WS-25-0152-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow attached sidewalk; and **2)** reduce driveway departure distance.
DESIGN REVIEWS for the following: **1)** retail building; **2)** gas station; **3)** daycare facility; and **4)** alternative landscape plan on a portion of 3.88 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard within Enterprise. JJ/rg/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut
Action: **DENY** Waivers of Development Standards #1
APPROVE Waivers of Development Standards #2
APPROVE Design Review
Per staff if approved conditions
Motion **PASSED** (3-0) /Unanimous

11. **TM-25-500036-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:**
TENTATIVE MAP for a 1 lot commercial subdivision on 3.88 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard within Enterprise. JJ/rg/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

12. **ZC-25-0122-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:**
ZONE CHANGE to reclassify 1.26 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/hw/kh (For possible action) **04/02/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

13. **VS-25-0121-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue and Jo Rae Avenue and between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/hw/kh (For possible action) **04/02/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

14. **WS-25-0123-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase retaining wall height; **3)** allow attached sidewalks; and **4)** modify street design standards.
DESIGN REVIEW for a proposed single-family residential development on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action) **04/02/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE** Waivers of Development Standards # 1, 2, and 4
WITHDRAWN Waivers of Development Standards # 3 by the applicant.
APPROVE Design Review per plans present to Enterprise TAB on March 12, 2025 showing detached sidewalks on Le Baron Ave and Hinson St.
Approved per staff conditions
Motion **PASSED** (3-0) /Unanimous

15. **TM-25-500026-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:**
TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action) **04/02/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per if approved staff conditions
Motion **PASSED** (3-0) /Unanimous

16. **ZC-25-0146-A&A III, LLC & A & A REVOCABLE LIVING TRUST, ET AL:**
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Hinson Street and Richmar Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action) **04/02/25 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

17. **VS-25-0145-A & A III LLC & A& A REVOCABLE LIVING TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue and between Arville Street and Hinson Street within Enterprise (description on file). JJ/rr/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

18. **WS-25-0147-A & A III LLC & A& A REVOCABLE LIVING TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** eliminate street landscaping; and **3)** allow an attached sidewalk.
DESIGN REVIEW for a single-family residential development on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut
Action: **APPROVE** Waivers of Development Standards # 1 and 2
WITHDRAWN Waiver of Development Standards # 3 by the applicant
APPROVE Design Review per plans presented to Enterprise TAB on March 12, 2025, with detached sidewalks on Hinson St and Richmar Ave.
Per staff if approved conditions
Motion **PASSED** (3-0) /Unanimous

19. **TM-25-500033-A & A III, LLC & A& A REVOCABLE LIVING TRUST:**
TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

20. **ZC-25-0148-7-ELEVEN, INC.:**
ZONE CHANGE to reclassify 0.61 acres from a CR (Commercial Resort) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Windmill Lane within Enterprise (description on file). MN/gc (For possible action) **04/02/25 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

21. **VS-25-0150-7-ELEVEN, INC:**
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Santoli Avenue, and between Las Vegas Boulevard South and Giles Street, a portion of right-of-way being Giles Street located between Windmill Lane and Santoli Avenue, and a portion of right-of-way being Windmill Lane located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/mh/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

22. **WS-25-0149-7-ELEVEN, INC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance.
DESIGN REVIEW for a commercial development consisting of a retail building and gas stations on 3.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut
Action: **DENY** Waivers of Development Standards # 1a
APPROVE Waivers of Development Standards # 1b
DENY Design Review
Per staff conditions
Motion **PASSED** (3-0) /Unanimous

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be March 26, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 8:51 p.m.
Motion **PASSED** (3-0) /Unanimous

04/01/25 PC AGENDA SHEET

1

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0156-TPG AG EHC SD MULTI STATE 1, LLC:

AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue and between Cimarron Road and Gagnier Boulevard (previously not notified); a portion of right-of-way being Tomsik Street located between Cougar Avenue and Ford Avenue (previously not notified); a portion of right-of-way being Cougar Avenue located between Tomsik Street and Gagnier Boulevard(previously not notified); and a portion of right-of-way being Cimarron Road between Wigwam Avenue and Ford Avenue within Enterprise (description on file). JJ/nai/cv (For possible action)

RELATED INFORMATION:

APN:
176-16-301-015; 176-16-301-017; 176-16-301-018; 176-16-301-031; 176-16-301-037 through 176-16-301-038

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description

The applicant is proposing the vacation and abandonment of patent easements, BLM right-of-way grant easements, and public rights-of-way. The patent easements proposed to be vacated are 33 feet wide located along the perimeter of APNs 176-16-301-017 & 176-16-301-018 with 33 feet of patent easements proposed to be vacated along the east, west, and south boundaries of APN 176-16-301-015. Within APN 176-16-301-038, a 30 foot wide patent easement will be vacated along the Tomsik Street alignment with another 30 foot wide patent easement being vacated along the Cougar Street alignment extending up to 60 feet wide between the east boundary of APN 176-16-301-018 and Cimarron Road.

The BLM right-of-way grant easements to be vacated are located throughout subject site. A 10 foot wide BLM right-of-way grant easement is proposed to be vacated along the south portion of the Wigwam Avenue alignment between Tomsik Street and Cimarron Road. Another 10 foot wide portion of a BLM right-of-grant easement is proposed to be vacated along the west portion of Cimarron Road between Wigwam Avenue and the south boundary of the subject site. Additionally, a 14 foot wide portion of BLM right-of-way grant easement will be vacated along the south portion of the Cougar Avenue alignment between Tomsik Street and Cimarron Road, with another 14 foot wide portion of the same right-of-way grant easement also being vacated along the eastern portion of the Tomsik Street alignment, between Cougar Avenue and the southern boundary of the subject site. Finally, a 30 foot wide portion of a BLM right-of-way

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grant easement is proposed to be vacated along the east portion of the Tomsik Street alignment just south of Wigwam Avenue.

Finally, the applicant is proposing the vacation and abandonment of Tomsik Street, Cougar Avenue, and Cimarron Road. The applicant is proposing to vacate the south 30 feet of Cougar Avenue between Tomsik Street and Gagnier Boulevard along with the west 30 feet of Tomsik Street between Cougar Avenue and the southern boundary of the subject. Additionally, the west 5 feet of Cimarron Road will be vacated between the southern boundary of the site and the Cougar Avenue alignment.

The applicant believes these easements and rights-of-way are no longer necessary for development of this area and are needed for the development of detached sidewalks. Additionally, the applicant indicates APN 176-16-301-027 will obtain access to their lot through a private access easement. Finally, some of these vacation and abandonments are necessary as the previously approved vacation and abandonment, VS-22-0457, has expired and are needed for the development of the site as proposed.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-24-900081	Development Agreement for Wigwam & Cimarron - recorded	Approved by BCC	June 2024
ADR-24-900213	Amended WS-22-0456 & TM-22-500163 to remove a stub street and change the home models.	Approved by ZA	April 2024
TM-22-500163	A 42 lot single-family detached residential tentative map	Approved by BCC	January 2023
WS-22-0456	A 42-lot single-family residential subdivision with waivers for increased retaining wall height, off-sites, and a design review for increased grade.	Approved by BCC	January 2023
VS-22-0457	Vacated and abandoned easements and portions of rights-of-way - expired	Approved by BCC	January 2023

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family detached residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family detached residential
East	Open Lands	RS20 (NPO-RNP)	Undeveloped

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Related Applications

Application Number	Request
WS-25-0207	A design review of a single-family residential subdivision with waivers for retaining wall height and fill is a companion item on this agenda.
TM-25-500035	A 41-lot single-family residential subdivision tentative map is a companion item on this agenda.

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- Right-of-way dedication to include 35 feet back of curb for Wigwam Avenue, 35 feet back of curb for Cimarron Road, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;

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- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-25-0156. CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved. This vacation response is contingent upon the petitioner contacting CCWRD and making suitable arrangement, at Petitioner's expense, for such easement or relocations as required to protect CCWRD facilities and property rights within the area to be vacated. It is understood that this vacation shall not reduce our rights to operate and maintain our facilities. CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner. Additionally, the District requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the District.

TAB/CAC:
APPROVALS:
PROTESTS:

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

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Department of Comprehensive Planning
Application Form

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ASSESSOR PARCEL #(s): 176-16-399-021 & 176-16-301-038

PROPERTY ADDRESS/ CROSS STREETS: Wigwam / Cimarron

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Right of Way in 176-16-399-021. Proposing to vacate the west 5' of public right of way OR:20230907:0001345) granted along Cimarron Road with the intention to show detached sidewalks.

PROPERTY OWNER INFORMATION

NAME: TPG AG EHC SD (LEN) Multi State 1, LLC
ADDRESS: 8585 E Hartford Dr, STE 118
CITY: Scottsdale STATE: AZ ZIP CODE: 85255
TELEPHONE: 602-418-0443 CELL EMAIL: steve.benson@essentialhousingops.com

APPLICANT INFORMATION

NAME: Greystone Nevada, LLC
ADDRESS: 6385 S. Rainbow Blvd., Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7028214603 CELL EMAIL: jeanette.jeffery@lennar.com

CORRESPONDENT INFORMATION

NAME: Tanya Steadham
ADDRESS: 5725 Badura Ave, Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 702-284-5300 CELL EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Steven S. Benson, Manager of Essential Housing Asset Management, LLC, the Authorized Agent of TPG AG EHC SD (LEN) Multi State 1, LLC
Property Owner (Print)

Date 12/12/24

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) VS-25-0150
PC MEETING DATE
BCC MEETING DATE 4/16/2025
TAB/CAC LOCATION enterprise DATE 3/26/2025

ACCEPTED BY NAI
DATE 2/10/2025
FEE $1,200.00

09/11/2023

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

LEN2308.000

November 20, 2024

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

Re: **Wigwam and Cimarron (41 Lot Single Family, Detached Residential Subdivision)**
Justification Letter for a Right-of-Way Vacation and Tentative Map
APN 176-16-301-015, -017, -018, -031, -037 & -038 **(176-16-399-021)**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Lennar, respectfully submits this justification letter for a Tentative Map (TM) and Right-of-Way Vacation (VS) along Cimarron Road.

Project Description

The project site associated with this request is approximately 22.5+ gross acres and covers APN 176-16-301-015, -017, -018, -031, -037 & -038. It is located within a portion of Section 16, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 41 lots with a gross density of 1.82 dwelling units/acre.

Tentative Map

The original TM (TM-22-500163) was approved for rural standards with another developer. Lennar is now developing the project and no longer wishes to install rural standards. Conversations with County staff and Lennar have determined that a new TM would be required to show installing full offsite improvements.

To install full offsite improvements with detached sidewalk, a right-of-way vacation along Cimarron Road is accompanying this TM. The new right-of-way width would be 35-ft from centerline to back of curb. Per conversations with Clark County Public Works, a waiver of conditions is not required for WS-22-0456 and VS-22-0457 as the right-of-way dedication and cost participation conditions would be satisfied with the approval of the new TM.

Due to the new TM, the legal descriptions for VS-22-0457 have now been updated to accommodate detached sidewalk and are enclosed.

Vacation

The applicant proposes to vacate the west 5-feet of public right of way (OR:20230907:0001345) granted along Cimarron Road with the intention to show detached sidewalk.

Please see enclosed legal descriptions and exhibits for the requested vacations and contact our office at 702-284-5300 if you have any questions or require additional information. Thank you for your consideration of this application.

VS-25-0156

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES, INC.

Emily Hoy

Emily Hoy, P.E.
Project Manager

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04/01/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0207-TPG AG EHC SD MULTI STATE 1, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** increase fill height.
DESIGN REVIEW for a proposed single-family residential subdivision on 22.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:
176-16-301-015; 176-16-301-017; 176-16-301-018; 176-16-301-031; 176-16-301-037 through 176-16-301-038

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase the height of retaining walls along the eastern and southern property lines to 6 feet where 3 feet is the maximum per Section 30.04.03C (a 100% increase).
2. Increase fill height to 6 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 22.50
- Project Type: Single-family detached residential subdivision
- Number of Lots: 41
- Density (du/ac): 1.82
- Minimum/Maximum Lot Size (square feet): 20,002/28,830 (gross) / 17,192/23,783 (net)
- Number of Stories: 1
- Building Height (feet): 25 (maximum)
- Square Feet: 5,785 (maximum)

Site Plans
The plans show a proposed 41-lot single-family detached residential subdivision located on the south side of Wigwam Avenue and the west side of Cimarron Road. The overall site is 22.50

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acres with a density of 1.82 dwelling units per acre. The lots range in size from 20,002 square feet up to 28,830 square feet in gross acreage, and from 17,192 square feet up to 23,783 square feet in net acreage. The subdivisions will have two main points of access, one 39 foot wide private access road in the west-central portion of the frontage with Wigwam Avenue in the north, and another 39 foot wide private access road in the central portion of the frontage with Cimarron Road in the east. Both access points will connect with an internal system of streets that all proposed lots will gain access. The internal street system consists of two main north-south running, 39 foot wide private streets with one located in the western portion of the site and directly in line with the access road along Wigwam Avenue. The plans show this western north-south private street will run the length of the subdivision and terminate in a cul-de-sac that contains a connection in the south to the existing 60 foot wide public street, Tomsik Street. This southern connection will serve as a third point of access to the subdivision and will maintain the through nature of the Tomsik Street alignment. The second north-south access road is in the eastern portion of the site, approximately 375 feet to the east of the western north-south street. The two north-south streets are connected by an east-west running, 39 foot wide private street located in the northern portion of the site, approximately 145 feet south of Wigwam Avenue. This east-west private street starts 290 feet west of the access road to Wigwam Avenue and runs east to approximately 145 feet west of Cimarron Road where it bends south to become the eastern north-south private street. Approximately, 430 feet south of the northern east-west private street is another 39 foot wide east-west private street that will extend approximately 360 feet west off the western north-south private street. The plans show all streets will terminate in a cul-de-sac. Five foot wide detached sidewalks are provided along both Wigwam Avenue and Cimarron Road. A total of 90 parking spaces are required on-site with 8 spaces provided through the garage and driveway for a total of 328 spaces. The cross sections indicate 6 foot tall retaining walls are proposed along the eastern and southern boundaries of the site with 6 feet of fill required within 5 feet of a shared residential property line in the southern portion of the site.

Landscaping

The landscape plan depicts street landscaping will be provided along both Wigwam Avenue and Cimarron Road in 15 foot wide landscape areas within proposed common elements. Landscaping along these streets consists of a 5 foot wide landscape strip along the street, followed by a 5 foot wide detached sidewalk, and then followed by another 5 foot wide landscape area. The plans show the landscape area will contain Shoestring Acacia (Acacia Stenophylla) trees, large trees as defined by Title 30, staggered on each side of the sidewalk, where possible, with a tree every 30 feet on center. Overall, a total of 57 trees are provided along the streets, 28 trees along Wigwam Avenue, and 29 trees along Cimarron Road, where 55 trees are required.

Elevations

The elevations show 3 different models with 3 possible exterior designs for the homes. Each exterior corresponds with either a Modern, Contemporary, or Craftsman style. All models are 1 story and will range in height from 22 feet to 25 feet. The exteriors will consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown.

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Floor Plans

The models shown range in size from 4,947 square feet up to 5,785 square feet, including garage, porch, and optional spaces, spread across one floor. Each model has 4 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, in-laws' suite, and gourmet kitchens. All homes have garage space for 4 cars.

Applicant's Justification

The applicant states the proposed development is a residential subdivision with 41 single family homes on approximately 22.5 gross acres and will offer three different house plans with three separate elevations per plan. The applicant also indicates the proposed development will be compatible with the surrounding area. The applicant states the need for the increased retaining wall height and fill is due to site constraints which include flat existing north-south grades across the site and existing grade along adjacent parcels. The applicant indicates the increased wall heights will fluctuate from a screen wall with no retaining wall to a screen wall with 6 feet of retaining wall around the perimeter of the site as needed. The applicant states the increased retaining wall heights will allow the project to meet minimum interior street slopes, meet sewer design standards, and maintain drainage patterns and is not being artificially raised for enhanced views.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-24-900081	Development Agreement for Wigwam & Cimarron - recorded	Approved by BCC	June 2024
ADR-24-900213	Amended WS-22-0456 & TM-22-500163 to remove a stub street and change the home models	Approved by ZA	May 2024
TM-22-500163	A 42 lot single-family detached residential tentative map	Approved by BCC	January 2023
VS-22-0457	Vacated and abandoned easements and portions of rights-of-way - expired	Approved by BCC	January 2023
WS-22-0456	A 42 lot single-family residential subdivision with waivers for increased retaining wall height, off-sites, and a design review for increased grade	Approved by BCC	January 2023

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family detached residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family detached residential
East	Open Lands	RS20 (NPO-RNP)	Undeveloped

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Related Applications

Application Number	Request
VS-25-0156	The vacation and abandonment of easements and portions of rights-of-way is a companion item on this agenda.
TM-25-500035	A 41-lot single-family residential subdivision tentative map is a companion item on this agenda.

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

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

Waivers of Development Standards #1 & #2
The purpose of reviewing increased retaining wall height and fill is to assure that there are no negative impacts on the surrounding properties. Staff finds the requested retaining walls and fill are the result of necessary modifications to the site due to the drainage and sewer design needs of the proposed subdivision. With that said, while staff does appreciate the increase in retaining wall height and fill are the result of these drainage considerations, there are alternatives provided within Title 30 that can be utilized to either minimize or completely remove these waivers. Staff finds more could be done to redesign the affected portion of the site to reduce the overall fill and height of the retaining walls. For these reasons, staff cannot support this request.

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

The proposed single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing a relatively large number of models when compared to the number of lots within the subdivision. This should allow for different architectural styles and house sizes that should keep the streetscape interesting. The proposed homes are similar in scale and size to the surrounding area and use materials and colors typical of the southwestern United States. The site is well parked with 8 spaces provided for each lot. Additionally, the lot

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sizes, homes, and overall design of the subdivision are compatible and similar to other subdivisions within the NPO-RNP area, and the combination of the home sizes and lot sizes should maintain the ability of future residential to partake in the rural uses typical of the NPO-RNP area. The landscaping along the street is sufficient to shade the provided detached sidewalk, reducing heat islands effects. Finally, the single-family subdivision will support Master Plan Policies 1.3.1, 1.5.2, and 1.5.3 and Enterprise Specific Policy EN-1.1, which all support the development of compatible residential developments within ranch estate neighborhoods and NPO-RNP area and continue to support the development of neighborhoods, which promote rural uses and activities within the NPO-RNP area. Staff, however, is concerned about the impacts the height of the retaining walls may have on the surrounding development and finds more could be done design wise to reduce their overall height. Ultimately, since staff cannot support the waivers of development standards, staff cannot support this request.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- Expunge WS-22-0456 & ADR-24-900213;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet back of curb for Wigwam Avenue, 35 feet back of curb for Cimarron Road, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;

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- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

TAB/CAC:
APPROVALS:
PROTESTS:

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

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Department of Comprehensive Planning
Application Form

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ASSESSOR PARCEL #(s): 176-16-301-015, 017, 018, -031, -037, -038

PROPERTY ADDRESS/ CROSS STREETS: Wigwam / Comarron

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver and Design Review

PROPERTY OWNER INFORMATION

NAME: TPG AG EHC SD (LEN) Multi State 1, LLC
ADDRESS: 8585 E Hartford Dr. Ste 118
CITY: Scottsdale STATE: AZ ZIP CODE: 85255
TELEPHONE: 602-418-0443 CELL EMAIL: steve.benson@essentialhousingops.com

APPLICANT INFORMATION

NAME: Greystone Nevada, LLC
ADDRESS: 6385 S. Rainbow Blvd., Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 204605
TELEPHONE: 7028214603 CELL EMAIL: jeanette.jeffery@lennar.com IP - 188423

CORRESPONDENT INFORMATION

NAME: Tanya Steadham
ADDRESS: 5725 Badura Ave, Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 13179
TELEPHONE: 702-284-5300 CELL EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Steven S. Benson, Manager of Essential Housing Asset Management, LLC, the Authorized Agent of TPG AG EHC SD (LEN) Multi State 1, LLC
Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) WS-25-0207 ACCEPTED BY MNO

PC MEETING DATE 4/1/25 @ 7:00PM DATE 3/5/25

BCC MEETING DATE –

TAB/CAC LOCATION ENERIAGSR DATE 3/26/25 @ 6:00

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

LEN2308.000

WS-25-0207

March 4, 2025

PLANNER COPY

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

Re: **Wigwam and Cimarron (41 Lot Single Family, Detached Residential Subdivision)**
Justification Letter for Design Review & Waiver
APN 176-16-301-015, -017, -018, -031, -037 & -038

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Lennar, respectfully submits this justification letter for a Design Review (DR) and Waiver of Standards (WS) for the subject project.

Project Description

The project site associated with this request is approximately 22.5+ gross acres and covers APN 176-16-301-015, -017, -018, -031, -037 & -038. It is located within a portion of Section 16, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 41 lots with a gross density of 1.82 dwelling units/acre.

Design Review

The proposed community is a residential subdivision with 41 single family homes on approximately 22.5 gross acres. The gross density will be approximately 1.82 dwelling units per acre. In this development, Lennar will offer three different house plans with three separate elevations per plan. All plans are single story homes with a maximum height of 24'-2.5". House sizes range from 3,565 square feet to 4,240 square feet.

To the north of the proposed subdivision, there are 2 empty parcels and an eight-lot subdivision, all zoned RE. To the east, there is an empty BLM parcel, zoned RE with land use OL (open lands). To the south, there are 4 developed privately owned large lots, zoned RE. Lastly, to the west, there are developed privately owned large lots, separated by an empty parcel, zoned RE. The applicant believes the subdivision will be complementary to the surrounding land by proposing an RE subdivision on a parcel surrounded by RE zoning.

Waiver of Development Standards

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

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

   Waiver: Retaining walls shall be no more than 3 feet in height.

   Request: Increase retaining walls to 6 feet where needed.

   Justification: The waiver is being requested due to site development constraints requiring an increase in perimeter retaining wall height from the allowable 3ft to a maximum of 7.0-ft. The site constraints include flat existing north-south grades across the site and existing grade along adjacent parcels. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall with 6.0-ft of retaining wall around the perimeter of the site as needed. The increased retaining wall heights allow the project to meet minimum interior street slopes, meet sewer

design standards, and maintain drainage patterns. The site is not being artificially raised for enhanced views.

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

Standard:	All grading shall not place more than 3 feet of fill a minimum of 5 feet from a shared property line
Request:	Allow up to 6 feet of fill at a shared property line
Justification:	The waiver is being requested in connection with the retaining wall waiver requested above. The site constraints include flat existing north-south grades across the site and existing grade along adjacent parcels. This causes the southern boundary of the site to be more than 3-ft at the shared property line in some areas. The increased fill will allow the project to meet minimum interior street slopes, meet sewer design standards, and maintain drainage patterns. The site is not being artificially raised for enhanced views.

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES, INC.

Emily Hoy

Emily Hoy, P.E.
Project Manager

PLANNER COPY

3

04/01/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500035-TPG AG EHC SD MULTI STATE 1, LLC:

TENTATIVE MAP consisting of 41 lots and common lots on 22.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Wigwam Avenue and the west side of Cimarron Avenue within Enterprise. JJ/nai/cv (For possible action)

RELATED INFORMATION:

APN:
176-16-301-015; 176-16-301-017; 176-16-301-018; 176-16-301-031; 176-16-301-037 through 176-16-301-038

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 22.50
- Project Type: Single-family residential subdivision
- Number of Lots: 41
- Density (du/ac): 1.82
- Minimum/Maximum Lot Size (square feet): 20,002/28,830 (gross) / 17,192/23,783 (net)

Project Description
The plans show a proposed 41-lot single-family detached residential subdivision located on the south side of Wigwam Avenue and the west side of Cimarron Road. The overall site is 22.50 acres with a density of 1.82 dwelling units per acre. The lots range in size from 20,002 square feet up to 28,830 square feet in gross acreage, and from 17,192 square feet up to 23,783 square feet in net acreage. The subdivisions will have two main points of access, one 39 foot wide private access road in the west-central portion of the frontage with Wigwam Avenue in the north, and another 39 foot wide private access road in the central portion of the frontage with Cimarron Road in the east. Both access points will connect with an internal system of streets that all proposed lots will gain access. The internal street system consists of two main north-south running, 39 foot wide private streets with one located in the western portion of the site and directly in line with the access road along Wigwam Avenue. The plans show this western north-south private street will run the length of the subdivision and terminate in a cul-de-sac that contains a connection in the south to the existing 60 foot wide public street, Tomsik Street. This southern connection will serve as a third point of access to the subdivision and will maintain the through nature of the Tomsik Street alignment. The second north-south access road is in the eastern portion of the site, approximately 375 feet to the east of the western north-south street.

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The two north-south streets are connected by an east-west running, 39 foot wide private street located in the northern portion of the site, approximately 145 feet south of Wigwam Avenue. This east-west private street starts 290 feet west of the access road to Wigwam Avenue and runs east to approximately 145 feet west of Cimarron Road where it bends south to become the eastern north-south private street. Approximately, 430 feet south of the northern east-west private street is another 39 foot wide east-west private street that will extend approximately 360 feet west off the western north-south private street. The plans show all streets will terminate in a cul-de-sac. Five foot wide detached sidewalks are provided along both Wigwam Avenue and Cimarron Road. The cross sections indicate 6 foot tall retaining walls are proposed along the eastern and southern boundaries of the site with 6 feet of fill required within 5 feet of a shared residential property line in the southern portion of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-24-900081	Development Agreement for Wigwam & Cimarron - recorded	Approved by BCC	June 2024
ADR-24-900213	Amended WS-22-0456 & TM-22-500163 to remove a stub street and change the home models	Approved by ZA	May 2024
TM-22-500163	A 42 lot single-family detached residential tentative map.	Approved by BCC	January 2023
VS-22-0457	Vacated and abandoned easements and portions of rights-of-way - expired	Approved by BCC	January 2023
WS-22-0456	A 42 lot single-family residential subdivision with waivers for increased retaining wall height, off-sites, and a design review for increased grade	Approved by BCC	January 2023

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family detached residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family detached residential
East	Open Lands	RS20 (NPO-RNP)	Undeveloped

Related Applications

Application Number	Request
WS-25-0207	A design review of a single-family residential subdivision with waivers for retaining wall height and fill is a companion item on this agenda.
VS-25-0156	The vacation and abandonment of easements and portions of rights-of-way is a companion item on this agenda.

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

Analysis
Comprehensive Planning
The proposed residential subdivision is similar in density and lot sizes to other subdivisions in the area. The street network allows for sufficient access to each lot and will terminate in cul-de-sacs, the County's preferred terminating method. The lots are only accessible from internal public streets with rows of lots on each side of the street and no double frontage lots, as common lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. Staff, however, takes issue with the design of the retaining walls and fill along the south and east property lines, and due to the potential design changes, that would need to occur to remedy the issue, staff is unable to support this request.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:
- Expunge TM-22-500163;
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet back of curb for Wigwam Avenue, 35 feet back of curb for Cimarron Road, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;

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- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0176-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W BADURA AVE., SUITE 100, LAS VEGAS, NV 89118

DRAFT

Department of Comprehensive Planning
Application Form

3A

ASSESSOR PARCEL #(s): 176-16-301-015, 017, 018, -031, -037, -038

PROPERTY ADDRESS/ CROSS STREETS: Wigwam / Comarron

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map for 41 lot subdivision on 22.5+ acres. APNs: 176-16-301-15, 017, 018, 031, 037, 038

PROPERTY OWNER INFORMATION

NAME: TPG AG EHC SD (LEN) Multi State 1, LLC
ADDRESS: 8585 E Hartford Dr. Ste 118
CITY: Scottsdale STATE: AZ ZIP CODE: 85255
TELEPHONE: 602-418-0443 CELL EMAIL: steve.benson@essentialhousingops.com

APPLICANT INFORMATION

NAME: Greystone Nevada, LLC
ADDRESS: 6385 S. Rainbow Blvd., Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7028214603 CELL EMAIL: jeanette.jeffery@lennar.com

CORRESPONDENT INFORMATION

NAME: Tanya Steadham
ADDRESS: 5725 Badura Ave, Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 702-284-5300 CELL EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Steven S. Benson, Manager of Essential Housing Asset Management, LLC, the Authorized Agent of TPG AG EHC SD (LEN) Multi State 1, LLC
Property Owner (Print)

12/12/24
Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) TM-25-500035
ACCEPTED BY NAI
PC MEETING DATE
DATE 2/10/2025
BCC MEETING DATE 4/2/2025
Fee $750.00
TAB/CAC LOCATION enterprise
DATE 3/26/2025

09/11/2023

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

LEN2308.000

November 20, 2024

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

Re: **Wigwam and Cimarron (41 Lot Single Family, Detached Residential Subdivision)**
Justification Letter for a Right-of-Way Vacation and Tentative Map
APN 176-16-301-015, -017, -018, -031, -037 & -038 **(176-16-399-021)**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Lennar, respectfully submits this justification letter for a Tentative Map (TM) and Right-of-Way Vacation (VS) along Cimarron Road.

Project Description

The project site associated with this request is approximately 22.5+ gross acres and covers APN 176-16-301-015, -017, -018, -031, -037 & -038. It is located within a portion of Section 16, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 41 lots with a gross density of 1.82 dwelling units/acre.

Tentative Map

The original TM (TM-22-500163) was approved for rural standards with another developer. Lennar is now developing the project and no longer wishes to install rural standards. Conversations with County staff and Lennar have determined that a new TM would be required to show installing full offsite improvements.

To install full offsite improvements with detached sidewalk, a right-of-way vacation along Cimarron Road is accompanying this TM. The new right-of-way width would be 35-ft from centerline to back of curb. Per conversations with Clark County Public Works, a waiver of conditions is not required for WS-22-0456 and VS-22-0457 as the right-of-way dedication and cost participation conditions would be satisfied with the approval of the new TM.

Due to the new TM, the legal descriptions for VS-22-0457 have now been updated to accommodate detached sidewalk and are enclosed.

Vacation

The applicant proposes to vacate the west 5-feet of public right of way (OR:20230907:0001345) granted along Cimarron Road with the intention to show detached sidewalk.

Please see enclosed legal descriptions and exhibits for the requested vacations and contact our office at 702-284-5300 if you have any questions or require additional information. Thank you for your consideration of this application.

TM-25-500035

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES, INC.

Emily Hoy

Emily Hoy, P.E.
Project Manager

04/15/25 PC AGENDA SHEET

4

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-25-700012-PARAMOUNT INVESTMENTS CO:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 19.4 acres.

Generally located on the south side of Mistral Avenue and the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:
176-13-501-013; 176-13-501-014; 176-13-501-030; 176-13-501-034; 176-13-501-036; 176-13-501-038; 176-13-601-002; 176-13-601-003

EXISTING LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:
ENTERPRISE – LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 19.4
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant is requesting a master plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). More specifically, the site is proposed for development of a 57 lot single-family residential subdivision with a density of 2.94 dwelling units per acre. The applicant is requesting a zone change on the 19.4 acres from a RS20 to RS10. This zone change requires a master plan amendment to the Low-Intensity Suburban Neighborhood land use category. According to the applicant, the proposed LN land use category provides a more gradual transition of density from the rural neighborhood farther to the south to the higher density projects to the north and farther east.

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Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Added the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family Residential
South	Open Land	RS20	Undeveloped
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Mix of developed and undeveloped single-family residential

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

Related Applications

Application Number	Request
ZC-25-0188	A zone change to reclassify the site from RS20 to RS10 zoning is a companion item on this agenda.
PUD-25-0190	A planned unit development for a 57 lot single family residential subdivision with development standard modifications is a companion item on this agenda.
WS-25-0191	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0189	A vacation and abandonment of government patent easement is a companion item on this agenda.
TM-25-500043	A 57 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan

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would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

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

Although the Ranch Estate Neighborhood (RN) land use category covers a large area, the majority of these parcels are either owned by the BLM or is privately owned and has stayed undeveloped for a number of years. The establishment of the Low-Intensity Suburban Neighborhood (LN) land use category will continue and support the development trends that have occurred for denser projects directly to the north and farther east of this site. The request complies with Policy 1.4.4 of the Master Plan which encourages efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources while considering community compatibility. For these reasons, staff finds the request for the Low-Intensity Suburban Neighborhood (LN) land use category appropriate for this location.

Staff Recommendation
Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 21, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

DRAFT

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

DRAFT

Planned Land Use Amendment
PA-25-700012

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Current

Requested

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

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

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

Other
- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Requested Area To Change

Planning Areas

Enterprise
Clark County, Nevada

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

CLARK COUNTY
COMPREHENSIVE PLANNING

N

0 150 300 Feet

Map created on: February 27, 2025

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Department of Comprehensive Planning
Application Form

4A

ASSESSOR PARCEL #(s): 176-13-501-013

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: KELLY JOHN K
ADDRESS: 8240 LINDELL Rd.
CITY: LAS VEGAS STATE: NV ZIP CODE: 89139
TELEPHONE: 702-858-9714 CELL 702-858-9714 EMAIL: JKELLY@THEJKELLYDESIGNGROUP.COM

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

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

Property Owner (Signature) JOHN KELLY Property Owner (Print) 8/22/24 Date

DEPARTMENT USE ONLY.

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☒ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s): PA-25-700012 ACCEPTED BY: RG
PC MEETING DATE: 4/15/25 DATE: 2/20/25
BCC MEETING DATE: 5/21/25 FEES: $3,200
TAB/CAC LOCATION: Enterprise DATE: 3/26/25

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-13-501-014

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: PARAMOUNT INVESTMENTS CO
ADDRESS: P. O. Box 80652
CITY: Las Vegas STATE: NV ZIP CODE: 89180
TELEPHONE: (702) 296-8886 CELL (702) 296-8886 EMAIL: barashy@cox.net

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

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

Barashy
Property Owner (Signature)*

Paramount Investment Co
Property Owner (Print)

8/12/24
Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☒ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) PA-25-700012
PC MEETING DATE 4/15/25
BCC MEETING DATE 5/21/25
TAB/CAC LOCATION Enterprise DATE 3/26/25

ACCEPTED BY RG
DATE 2/20/25
FEES $3,200

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-13-601-002, -003, 176-13-501-030, 034, 036, 038

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: PRECEDENT PROPERTIES L L C
ADDRESS: 3455 CLIFF SHADOWS PKWY. #220
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: CELL (702) 374-1519 EMAIL: LEVI@INVESTINTOLV.COM

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

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

Property Owner (Signature)* | PRECEDENT PROPERTIES, LLC LEVI PARKER / MANAGER OWNER Property Owner (Print) | 8/6/24 Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ LIC	☐ WS
☐ ADR	☐ AV	☒ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s): PA-25-70002 ACCEPTED BY: RG
PC MEETING DATE: 4/15/25 DATE: 2/20/25
BCC MEETING DATE: 5/21/25 FEES: $3,200
TAB/CAC LOCATION: Enterprise DATE

02/05/2024

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284 5300

LEN2406.000
October 18, 2024

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

RE: Mistral & Edmond West
Justification Letter for a Master Plan Amendment
(57 lots; 19.4+/- acres; APNs: 176-13-501-013, 014, -030, -034, -036, -038 & 176-13-601-002 & -003)

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Master Plan Amendment (MPA) for the proposed community.

Project Description

The subject parcels, within the Enterprise Jurisdiction, are located at the southwest corner of the Mistral Avenue and Edmond Street intersection. The proposed residential subdivision is approximately 19.4 gross acres with 57 single family residential dwelling units, resulting in a density of 2.94 dwelling units per gross acre.

The associated Tentative Map (TM) will establish the layout of the 57-residential lots, 11 common elements and the interior street network. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

Master Plan Amendment

The subject site has a current land use of Ranch Estates (RN) with a Rural Neighborhood Preservation (RNP) NPO overlay. The applicant is proposing a Master Plan Amendment to Low-Intensity Suburban (LN) and to remove the RNP NPO overlay.

The Low-Intensity Suburban Neighborhood (LN) land use category is a residential category with primary land uses consisting of single-family detached homes. The parcels directly east and west of the subject project are currently RN land use with the parcels directly north as Mid-Intensity Suburban Neighborhood (MN). The proposed LN land use provides a transition from the smaller lots on the MN land use to the larger lots on the RN parcels.

The proposed MPA would further the County Master Plan Goal and Policies. Specifically, this request contributes to goal 1.1 to preserve the integrity of contiguous and uniform neighborhoods through development and provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. This project will help provide an infill of development adjacent to established neighborhoods and commercial areas.

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

Emily Hoy

Emily Hoy, PE
Project Manager

2/20/25
PLANNER COPY
PA-25-700012

westwoodps.com
(888) 937-5150

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04/15/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-25-0188-PARAMOUNT INVESTMENTS CO:

ZONE CHANGES for the following: **1)** reclassify 19.4 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Mistral Avenue and the west side of Edmond Street within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:
176-13-501-013; 176-13-501-014; 176-13-501-030; 176-13-501-034; 176-13-501-036; 176-13-501-038; 176-13-601-002; 176-13-601-003

LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 19.4
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant is requesting a zone change to an RS10 (Residential Single-Family) Zone. The subject site is proposed for a 57 lot single-family residential subdivision with a density of 2.94 dwelling units per acre. The current subdivisions to the north are zoned RS5.2 and RS3.3, and the parcels to the east, west, and south are zoned RS20. According to the applicant, the proposed zone change to RS10 with a PUD will be consistent with the surrounding neighborhoods. The proposed community will be a good transition from the RS5.2 and RS3.3 to the north and the RNP to the south.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Added the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family residential
South	Open Land	RS20	Undeveloped
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Mix of developed & undeveloped single-family residential

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

Related Applications

Application Number	Request
PA-25-700012	The redesignation of the site from the Ranch Estate Neighborhood land use designation to the Low-Intensity Suburban Neighborhood land use designation is a companion item on this agenda.
PUD-25-0190	A planned unit development for a 57 lot single-family residential subdivision with development standard modifications is a companion item on this agenda.
WS-25-0191	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0189	A vacation and abandonment of government patent easement is a companion item on this agenda.
TM-25-500043	A 57 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The proposed RS10 zoning is compatible since it creates a transition between an RS5.2 and an RS3.3 zoning to the north and the rural neighborhood farther to the south. The area has transitioned more towards residential suburban type development, particularly the areas to the north and farther east. The proposed RS10 zoning on the site is compatible with the surrounding neighborhood and is in harmony with the development trends in this area of Enterprise. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS10 zoning appropriate for this location.

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

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

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 21, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

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

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and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0078-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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

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Department of Comprehensive Planning
Application Form

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ASSESSOR PARCEL #(s): 176-13-501-013

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: KELLY JOHN K
ADDRESS: 8240 LINDELL Rd.
CITY: LAS VEGAS STATE: NV ZIP CODE: 89139
TELEPHONE: 702-858-9714 CELL 702-858-9714 EMAIL: JKELLY@THEKELLYDESIGNGROUP.COM

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

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

Property Owner (Signature) JOHN KELLY Property Owner (Print) 8/22/24 Date

DEPARTMENT USE ONLY

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☒ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) ZC-25-0188 ACCEPTED BY RG
PC MEETING DATE 4/15/25 DATE 2/20/25
BCC MEETING DATE 5/21/25 FEES $1,700
TAB/CAC LOCATION Enterprise DATE 3/26/25

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-13-501-014

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: PARAMOUNT INVESTMENTS CO
ADDRESS: P. O. Box 80652
CITY: Las Vegas STATE: NV ZIP CODE: 89180
TELEPHONE: (702) 296-8886 CELL (702) 296-8886 EMAIL: barashy@cox.net

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

Barashy
Property Owner (Signature)*

Paramount Investment Co
Property Owner (Print)

8/12/24
Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☒ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) ZC-25-0188
PC MEETING DATE 4/15/25
BCC MEETING DATE 5/21/25
TAB/CAC LOCATION Enterprise DATE 3/26/25
ACCEPTED BY RG
DATE 2/20/25
FEES $1,700

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-13-601-002, -003, 176-13-501-030, 034, 036, 038

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: PRECEDENT PROPERTIES L L C
ADDRESS: 3455 CLIFF SHADOWS PKWY. #220
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: CELL (702) 374-1519 EMAIL: LEVI@INVESTINTOLV.COM

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

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

Property Owner (Signature)* PRECEDENT PROPERTIES, LLC LEVI PARKER / MANAGER OWNER Property Owner (Print) Date 8/6/24

DEPARTMENT USE ONLY

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☒ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION #(S) ZC-25-0188 ACCEPTED BY RG
PC MEETING DATE 4/15/25 DATE 2/20/25
BCC MEETING DATE 5/21/25 FEES $1,700
TAB/CAC LOCATION Enterprise DATE 3/26/25

02/05/2024

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

LEN2406.000

October 18, 2024

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

RE: Mistral & Edmond West
Justification Letter for a Zone Change
(57 lots; 19.4+/- acres; APNs: 176-13-501-013, 014, -030, -034, -036, -038 & 176-13-601-002 & -003)

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Zone Change (ZC) for the proposed community.

Project Description

The subject parcels, within the Enterprise Jurisdiction, are located at the southwest corner of the Mistral Avenue and Edmond Street intersection. The proposed residential subdivision is approximately 19.4 gross acres with 57 single family residential dwelling units, resulting in a density of 2.94 dwelling units per gross acre.

The associated Tentative Map (TM) will establish the layout of the 57-residential lots, 11 common elements and the interior street network. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

Zone Change

The subject development consists of eight parcels and three portions of right-of-way which will be vacated. All parcels are currently zoned RS20. The applicant is proposing a zone change to RS10 with a PUD. The developer has spoken with Sami Real to determine the inclusion of the PUD. The enclosed approval from the Commissioner's office shows the support of the zone change to RS10 and PUD.

The subject site has a current land use of Ranch Estates (RN) with a Rural Neighborhood Preservation (RNP) NPO overlay and is requesting to remove the RNP NPO overlay.

The current neighborhoods to the north are zoned RS5.2 and RS3.3. The existing parcels to the east, south, and west are currently zoned RS20. The proposed zone change to RS10 with a PUD will be consistent with the surrounding existing neighborhoods. The proposed community will be a good transition from the RS5.2 and RS3.3 to the North and the RNP to the South.

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

Emily Hoy

Emily Hoy, PE
Project Manager

2/20/25
PLANNER COPY
ZC-25-0188

westwoodps.com
(888) 937-5150

04/15/25 PC AGENDA SHEET

6

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0189-PARAMOUNT INVESTMENTS CO:

VACATE AND ABANDON easements of interest to Clark County located between Mistral Avenue and Camero Avenue (alignment), and between Lindell Road and Edmond Street; a portion of right-of-way being Lindell Road located between Mistral Avenue and Camero Avenue (alignment); a portion of right-of-way being Shelbourne Avenue located between Lindell Road and Edmond Street; portions of right-of-way being Mohawk Street located between Mistral Avenue and Camero Avenue (alignment); and portions of right-of-way being Mistral Avenue between Lindell Avenue and Edmond Street within Enterprise (description on file). JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:
176-13-501-013; 176-13-501-014; 176-13-501-030; 176-13-501-034; 176-13-501-036; 176-13-501-038; 176-13-601-001 through 176-13-601-003

PROPOSED LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
The applicant requests the vacation and abandonment of existing easements located throughout the subject parcels along with public rights-of-way. These easements and rights-of-way are being vacated as they are no longer needed and to accommodate detached sidewalks for a proposed residential subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Added the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP)	Undeveloped

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development and undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped, place of worship & single-family residential development

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

Related Applications

Application Number	Request
PA-25-700012	The redesignation of the site from the Ranch Estate Neighborhood to the Low-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-25-0188	A zone change to reclassify the site from RS20 to RS10 zoning is a companion item on this agenda.
PUD-25-0190	A planned unit development for a 57 lot single family residential subdivision is a companion item on this agenda
WS-25-0191	A waiver of development standards for public works standards is a companion item on this agenda.
TM-25-500043	A 57 lot single-family residential subdivision is a companion item on this agenda.

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of easements and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless

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extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Right-of-way dedication to include 25 feet back of curb for Mistral Avenue, 25 feet back of curb for Edmond 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 - Addressing

- No comment.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT

Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 176-13-501-013

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: KELLY JOHN K
ADDRESS: 8240 LINDELL Rd.
CITY: LAS VEGAS STATE: NV ZIP CODE: 89139
TELEPHONE: 702-858-9714 CELL 702-858-9714 EMAIL: JKELLY@THE KELLY DESIGN GROUP.COM

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

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

Property Owner (Signature) JOHN KELLY Property Owner (Print) 8/22/24 Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☒ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) VS-25-0189 ACCEPTED BY RG
PC MEETING DATE 4/15/25 DATE 2/20/25
BCC MEETING DATE 5/21/25 FEES $1,700
TAB/CAC LOCATION Enterprise DATE 3/26/25

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-13-501-014

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: PARAMOUNT INVESTMENTS CO
ADDRESS: P. O. Box 80652
CITY: Las Vegas STATE: NV ZIP CODE: 89180
TELEPHONE: (702) 296-8886 CELL (702) 296-8886 EMAIL: barashy@cox.net

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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Barashy
Property Owner (Signature)*

Paramount Investment Co
Property Owner (Print)

8/12/24
Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
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☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) VS-25-0189
PC MEETING DATE 4/15/25
BCC MEETING DATE 5/21/25
TAB/CAC LOCATION Enterprise DATE 3/26/25

ACCEPTED BY RG
DATE 2/20/25
FEES $1,700

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-13-601-002, -003, 176-13-501-030, 034, 036, 038

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: PRECEDENT PROPERTIES L L C
ADDRESS: 3455 CLIFF SHADOWS PKWY. #220
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: CELL (702) 374-1519 EMAIL: LEVI@INVESTINTOLV.COM

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
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Property Owner (Signature)* | PRECEDENT PROPERTIES, LLC LEVI PARKER / MANAGER OWNER (Property Owner (Print)) | Date 8/6/24

DEPARTMENT USE ONLY:

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APPLICATION # s) VS-25-0189 ACCEPTED BY RG
PC MEETING DATE 4/15/25 DATE 2/20/25
BCC MEETING DATE 5/21/25 FEES $1,700
TAB/CAC LOCATION Enterprise DATE 3/26/25

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-13-601-001

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Shebourne Ave

PROPERTY OWNER INFORMATION

NAME: PRECEDENT PROPERTIES L L C
ADDRESS: 3455 CLIFF SHADOWS PKWY. #220
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: CELL (702) 374-1519 EMAIL: LEVI@INVESTINTOLV.COM

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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Property Owner (Signature)* | PRECEDENT PROPERTIES, LLC LEVI PARKER / MANAGER OWNER (Property Owner (Print)) | Date 8/6/24

DEPARTMENT USE ONLY

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APPLICATION # (s) VS-25-0189 ACCEPTED BY RG
PC MEETING DATE 4/15/25 DATE 2/20/25
BCC MEETING DATE 5/21/25 FEES $1,700
TAB/CAC LOCATION Enterprise DATE 3/26/25

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-13-601-001

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Shelbourne Ave

PROPERTY OWNER INFORMATION

NAME: KELLY JOHN K
ADDRESS: 8240 LINDELL Rd.
CITY: LAS VEGAS STATE: NV ZIP CODE: 89139
TELEPHONE: 702-858-9714 CELL 702-858-9714 EMAIL: JKELLY@THEKELLYDESIGNGROUP.COM

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
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Property Owner (Signature) JOHN KELLY Property Owner (Print) 8/22/24 Date

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APPLICATION # (s) VS-25-0189 ACCEPTED BY RG
PC MEETING DATE 4/15/25 DATE 2/20/25
BCC MEETING DATE 5/21/25 FEES $1,700
TAB/CAC LOCATION Enterprise DATE 3/26/25

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-13-601-001

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Shelbourne Ave.

PROPERTY OWNER INFORMATION

NAME: PARAMOUNT INVESTMENTS CO
ADDRESS: P. O. Box 80652
CITY: Las Vegas STATE: NV ZIP CODE: 89180
TELEPHONE: (702) 296-8886 CELL (702) 296-8886 EMAIL: barashy@cox.net

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

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NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
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Property Owner (Signature)*

Paramount Investment Co
Property Owner (Print)

8/12/24
Date

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APPLICATION # (s) VS-25-0189
PC MEETING DATE 4/5/25
BCC MEETING DATE 5/21/25
TAB/CAC LOCATION Enterprise DATE 3/20/25
ACCEPTED BY RG
DATE 2/20/25
FEES $1,700

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-13-601-001

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Shebourne Ave

PROPERTY OWNER INFORMATION

NAME: The Wolmuth Family Trust dated December 18, 2014
ADDRESS: 6220 Tuckaway Cove, Ave.
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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Property Owner (Signature)* PRECEDENT PROPERTIES, LLC LEVI PARKER / MANAGER OWNER Property Owner (Print) Date 8/6/24

DEPARTMENT USE ONLY

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APPLICATION #(s) VS-25-0189 ACCEPTED BY RG
PC MEETING DATE 4/15/25 DATE 2/20/25
BCC MEETING DATE 5/21/25 FEES $1,700
TAB/CAC LOCATION Enterprise DATE 3/26/25

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5100

LEN2406.000

November 25, 2024

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

RE: Mistral & Edmond West
Justification Letter for a Vacation (57 lots; 19.4+/- acres; APNs: 176-13-501-013, -014, -030, -034, -036, -038 & 176-13-601-002 & -003)

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Vacation (VS) for the proposed community.

Project Description

The subject parcels, within the Enterprise Jurisdiction, are located at the southwest corner of the Mistral Avenue and Edmond Street intersection. The proposed residential subdivision is approximately 19.4 gross acres with 57 single family residential dwelling units, resulting in a density of 2.94 dwelling units per gross acre.

Vacation of Multiple Easements and Public Right-of-Way

This application proposes to vacate multiple patent easements and portions of Right-of-Way and roadway easements that are in conflict with the proposed site. These easements are no longer needed to provide a reservation for roads or utilities.

The following patent easements will be vacated:

- Patent Easement: Patent 1187457; OR:720:579085 (33' to be vacated)
- Patent Easement: Patent 27-2006-0114; OR:642:601823 (30' to be vacated)
- Patent Easement: Patent 1187447; OR:670:629372 (33' to be vacated)
- Patent Easement: Patent 27-2006-0110; OR:20060728:04017 (5' to be vacated)
- Patent Easement: Patent 27-2006-0115 (30' to be vacated)
- Patent Easement: Patent 1198681; OR:1126:1085072 (33' to be vacated)
- Patent Easement: 1187448; OR:423:382303 (33' to be vacated)

The following right-of-way and roadway easements will be vacated:

- OR:642:601823 (portion of Mohawk Street, Shelbourne Avenue, and Edmond Street)
- OR:19950118:01235 (portion of Lindell Road and Mistral Avenue)
- OR:362:321091 (portion of Mohawk Street and Mistral Avenue)
- OR:381:340317 (portion of Mohawk Street and Shelbourne Avenue)
- OR:362:321079 (portion of Mohawk Street and Shelbourne Avenue)
- OR:381:340317 & OR:1573:1532768 (portion of Shelbourne Avenue)
- OR:642:601823 (portion of Shelbourne Avenue)

2/20/25
PLANNER COPY
VS-25-0189

westwoodps.com
(888) 937-5150

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

An exhibit has been provided showing the proposed vacations along with supporting legal descriptions and exhibits.

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

Emily Hoy

Emily Hoy, PE
Project Manager

2/20/25
PLANNER
COPY
VS-25-0189

westwoodps.com
(888) 937-5150

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04/15/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PUD-25-0190-PARAMOUNT INVESTMENTS CO:

PLANNED UNIT DEVELOPMENT for 57 lot single-family residential detached development with modified development standards on 19.4 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg (For possible action)

RELATED INFORMATION:

APN:
176-13-501-013; 176-13-501-014; 176-13-501-030; 176-13-501-034; 176-13-501-036; 176-13-501-038; 176-13-601-002; 176-13-601-003

PROPOSED LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 19.4
- Project Type: Single-family detached residential subdivision
- Number of Lots: 57
- Density (du/ac): 2.94
- Minimum/Maximum Size (square feet): 8,940/16,204
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,565 to 3,776

Site Plan
The plans depict a proposed single-family residential development consisting of 57 lots on 19.4 acres. The density of the overall development is shown at 2.94 dwelling units per acre. The lot range in size from a minimum of 8,940 square feet to a maximum 16,204 square feet. The site will be accessed from Mistral Avenue via a north-south 42 foot wide street. All lots will be accessed from 43 foot wide private streets with a roll curb, gutter and sidewalk on one side of the street. Two of the internal streets terminate in a hammerhead street being Aurora Cascade Avenue and Aurora Drift Avenue. Two other internal streets, Windward Glow Street and Aurora

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Breeze Court terminates in a cul-de-sac. Lastly, 2 internal streets Radiant Wind Avenue and Breezy Glow Street terminates as a stub street.

The plans depict modified setbacks from the standard Title 30 setback requirements for RS10 zoning. The proposed setbacks are as follows: 20 feet to the front living and garage, 10 feet to the front for the 50% of the building with (living), 5 feet for the interior side, 10 feet to the corner street side, 20 feet to the rear (living), and 3 feet to the rear (patio cover).

The plans also depict a modified lot size from Title 30 minimum lot area requirements for RS10 zoning. The proposed minimum and maximum lot size (net and gross) for this development is 8,940 square feet and 15,990 square feet, respectively.

The plans depict a modified setback requirements from Title 30 residential adjacency rural neighborhood preservation transition which requires to comply with the side or rear zoning district setback of the adjacent RNP-NPO lot along any shared lot lines. The modified setbacks are as follows: rear setback of 20 feet, and side setback of 5 feet.

The plan depicts a modified fill height from the standard Title 30 residential adjacency requirements. The proposed increase of 8 feet of fill along the shared property line within 5 feet of a shared property line.

Lastly, the plans depict modified wall height standards from Title 30. The cross-section plans depict the following:

- Along the south property line of the development adjacent to lot 26, the applicant is proposing an 8 foot high retaining wall, with a 6 foot high screen wall.
- Along the east property line adjacent to Lot 44, the applicant is proposing an 8 foot high retaining wall, with a 6 foot high screen wall.
- Adjacent to Lot 3 (northeast portion of the development), the applicant is proposing a 6 foot high retaining wall, with a 6 foot high screen wall.

Landscaping

A 15 foot wide landscape area consisting of a 5 foot wide detached sidewalk is provided along Lindell Road, Mistral Avenue and Edmond Street. The planting material consists of large trees, shrubs, and groundcover. Large trees are planted at every 30 linear feet of street frontage along Lindell Road and Mistral Avenue. However, a 90 foot wide NV Energy easement runs along the west side of Edmond Street and the south side of Mistral Avenue. The plan depicts no landscaping materials provided as they are not permitted within that easement according to NV Energy email document submitted by the applicant.

Elevations

The plans depict five, single-story models that measure up 22 feet in height. The elevations on all 4 sides have a combination of stucco, concrete roof tile with variable rooflines, wall offset, foam trim, stone veneer on some elevation options, and a variety of garage door patterns.

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Floor Plans

The plans depict single-family residences with 3 to 5 bedrooms, and 2.5 to 3 bathrooms. Each home will have a 3 car and 4 car garage options.

Applicant's Justification

The applicant states that the intent of the planned unit development is to establish the design standards to be used for the Mistral & Edmond West project. These standards are unique to the subject site while staying consistent with the surrounding neighborhood. The design standards that are being modified are lot sizes, building setbacks, wall heights, and modifications to residential adjacency standards.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Added the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP)	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development and undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped, place of worship & single-family residential development

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

Related Applications

Application Number	Request
PA-25-700012	The redesignation of the site from the Ranch Estate Neighborhood to the Low-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-25-0188	A zone change to reclassify the site from RS20 to RS10 zoning is a companion item on this agenda.
VS-25-0189	A vacation and abandonment of government patent easement is a companion item on this agenda.
WS-25-0191	A waiver of development standards for public works standards is a companion item on this agenda.
TM-25-500043	A 57 lot single-family residential subdivision is a companion item on this agenda.

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

Analysis
Comprehensive Planning
Planned Unit Development
A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area. [In the case of proposed commercial, industrial, institutional, recreational, and other nonresidential uses or mixed-uses, the applicant shall also demonstrate the development will be appropriate in area, location, and overall planning for the purpose intended.]

Staff has concerns regarding the design of the proposed development and the reduced setbacks and increased fill height are excessive for an RS10 zoned development. The property is surrounded by undeveloped parcels, a place of worship and single-family residential developments. Except for the existing development to the north side of Mistral Avenue; site is adjacent to RS20 (NPO-RNP) zoning districts they are both developed and undeveloped. In accordance with Section 30.04.06G, rear and side setbacks are required to match the adjacent NPO-RNP properties along the shared property lines to serve as a transition between the NPO-RNP lots and the proposed subdivision with an RS10 zoning. Also, along the east and portions of the west sides of the development contains existing single-family residential developments. The proposed increase of fill along the shared property line with properties located in the NPO-RNP is excessive.

Overall, staff finds that the proposed development will comply with Master Plan Policies 1.1.1, 1.1.2, 1.3.2, and 1.4.4, which encourage in-fill development, a mix of housing types with varying architectural styles, and the location of housing near major transit corridors. In addition, staff finds that the proposed development will support Enterprise Master Plan Policy EN-1.1, which seeks to preserve the integrity of contiguous and uniform suburban neighborhoods in Enterprise through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses. However, it contradicts with Policy 1.5.2 which implements standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas, or infill development within an RNP. This standard encourages transitioning densities with larger lots, clustering higher intensity housing unites away from the shared edge of the RNP, requiring similar building heights and orientations, or a combination of these and other appropriate strategies. Staff finds that the aforementioned concerns described above outweigh the benefits provided by the development and, therefore, are unable to support this proposed planned unit development.

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

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

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

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

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment

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(AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

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

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 176-13-501-013; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0078-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

DRAFT

TAB/CAC:
APPROVALS:
PROTESTS:

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

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Department of Comprehensive Planning
Application Form

7A

ASSESSOR PARCEL #(s): 176-13-501-013

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: KELLY JOHN K
ADDRESS: 8240 LINDELL Rd.
CITY: LAS VEGAS STATE: NV ZIP CODE: 89139
TELEPHONE: 702-858-9714 CELL 702-858-9714 EMAIL: JKELLY@THE KELLY DESIGN GROUP.COM

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

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

Property Owner (Signature) JOHN KELLY Property Owner (Print) 8/22/24 Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☒ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) PUD-25-0190 ACCEPTED BY RG
PC MEETING DATE 4/15/25 DATE 2/20/25
BCC MEETING DATE 5/21/25 FEES $2,000
TAB/CAC LOCATION Enterprise DATE 3/26/25

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-13-501-014

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: PARAMOUNT INVESTMENTS CO
ADDRESS: P. O. Box 80652
CITY: Las Vegas STATE: NV ZIP CODE: 89180
TELEPHONE: (702) 296-8886 CELL (702) 296-8886 EMAIL: barashy@cox.net

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

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

Barashy
Property Owner (Signature)*

Paramount Investment Co
Property Owner (Print)

8/12/24
Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☒ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) PUD-25-0190
PC MEETING DATE 4/15/25
BCC MEETING DATE 5/21/25
TAB/CAC LOCATION Enterprise DATE 3/26/25

ACCEPTED BY PG
DATE 2/20/25
FEES $2,000

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-13-601-002, -003, 176-13-501-030, 034, 036, 038

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: PRECEDENT PROPERTIES L L C
ADDRESS: 3455 CLIFF SHADOWS PKWY. #220
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: CELL (702) 374-1519 EMAIL: LEVI@INVESTINTOLV.COM

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

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

Property Owner (Signature)* PRECEDENT PROPERTIES, LLC LEVI PARKER / MANAGER OWNER Property Owner (Print) Date 8/6/24

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☒ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) PUD-25-0190
PC MEETING DATE 4/15/25
BCC MEETING DATE 5/21/25
TAB/CAC LOCATION Enterprise DATE 3/26/25

ACCEPTED BY RG
DATE 2/20/25
FEES $2,000

02/05/2024

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5100

LEN2406.000

February 13, 2025

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

RE: Mistral & Edmond West
Justification Letter for a Design Review and Planned Unit Development
(57 lots; 19.4+/- acres; APNs: 176-13-501-013, 014, -030, -034, -036, -038 & 176-13-601-002 & -003)

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Planned Unit Development (PUD) for the proposed community.

Project Description

The subject parcels, within the Enterprise Jurisdiction, are located at the southwest corner of the Mistral Avenue and Edmond Street intersection. The proposed residential subdivision is approximately 19.4 gross acres with 57 single family residential dwelling units, resulting in a density of 2.94 dwelling units per gross acre.

The associated Tentative Map (TM) will establish the layout of the 57-residential lots, 11 common elements and the interior street network. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

Design Review

Site Plan

The project is composed of 57 total lots. All lots are 80 feet minimum in width and vary from 112 feet to 191 feet deep. The lots are generally laid out in an east to west and north to south orientation. The project is proposed to be constructed in one phase. The subdivision will have interior private streets that are 43 feet wide including an attached 4-foot sidewalk on one side. Stub streets shown on the tentative map are less than 150 feet in length. There are two streets that end in a hammerhead. These streets are less than 500 feet long per CCAUSD No. 212.1.S1. The project will be gated and will include one entrance off Mistral Avenue as requested by the RNP neighbors. The layout prevents traffic from the west along Lindell from cutting through the area along roadways such as Shelbourne Avenue which was also a concern for the existing residences.

Perimeter public streets include Mistral Avenue to the north, Lindell Road to the west, and Edmond Street to the east. Mistral Avenue is a 55-foot right-of-way with proposed 15 feet of landscaping with 5-foot detached sidewalk on the south side of the street. Lindell Road is a 60-foot right-of-way with proposed 15 feet of landscaping with 5 foot detached sidewalk on the east side of the street. Edmond Street is a 55-foot right-of-way with proposed 15 feet of landscaping with 5 foot detached sidewalk on the west side of the street. These public streets will include full offsite improvements including curb, gutter, and sidewalks.

The proposed site is within the RNP I overlay as well as surrounded by the RNP I overlay to the east, south, and west. The minimum lot size around the perimeter of the proposed project is 10,000 square feet and meet the buffer requirements. Additionally, the average lot size throughout the site is over 10,300 square feet.

2/20/25
PLANNER COPY

PUD-25-0190

westwoodps.com
(888) 937-5150

5725 W. Badura Ave. Suite 100
Las Vegas, NV 89118

main (702) 284-5300

Architecture
The planned architecture for the project includes two floorplans. One floor plan is 68-feet wide and one is 70-ft wide. They range in size of livable area from 3,565 to 3,776 square feet. All plans have one story and are less than 25-feet in height. The plans offer 3-car and 4-car garage options. Each house will have a 20-ft driveway. Proposed floor plans and elevations are included with the submittal package. The proposed development and building architecture will be designed with consideration of the existing surrounding communities to ensure there is minimal impact to existing neighborhoods.

Emergency Access
Per Title 30 Section 30.04.09.C.1, there are a minimum of 2 through-access drives needed for sites greater than 5 acres. The proposed site currently only shows one entrance off of Mistral Avenue which is a 55-ft right-of-way. In effort to avoid intersection offset conflicts while still providing emergency access, an easement with vehicle access gates has been added along Lindell Road through the end of the hammerhead on the west side of the proposed project for emergency access as needed. The single entrance off of Mistral was also a preference of the neighbors in the surrounding area. They are concerned about vehicular traffic cutting through the area and it was important to them that access only be available along Mistral where traffic already existed.

Landscaping
Landscaping is provided along perimeter streets per title 30 with the exception of the areas where a drainage, utility, or emergency access easement is being proposed. Landscaping is prohibited in these easements per agency requirements. Trees and shrubs within NVE easement along Edmond Street have been removed. Email correspondence with NVE has been included with submittal package.

Development Standards for Planned Unit Development
The intent of this section is to establish the design standards to be used for the Mistral & Edmond West project. These standards are unique to the subject site while staying consistent with the surrounding neighborhoods.

Minimum Lot Criteria
RS10:

- Minimum Lot Area: 10,000 square feet
- Minimum Net Lot Area: 9,000 square feet

The Lot Criteria Requested for PUD:

- Minimum Lot Size: 8,940 square feet
- Minimum Average Lot Depth: 112-feet
- Minimum Lot Width: 80-feet

Setbacks
RS10:

Front (Living): 30 feet (18' for 50% of primary structure)
Front (Garage): 20 feet
Side (Interior): 10 feet
Side (Corner): 15 feet
Rear (Living): 25 feet
Rear (Patio): 12 feet

The Setbacks Requested for PUD:

Front (Living): 20 feet (can be reduced to 10' for 50% of building width)
Front (Garage): 20 feet
Side (Interior): 5 feet
Side (Corner): 10 feet
Rear (Living): 20 feet
Rear (Patio): 3 feet

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PUD-25-0190

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(888) 937-5150

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

Wall Heights
Title 30.04.03.C.2.

- Retaining walls shall be no more than 3 feet in height, as measured above finished grade of the street or sidewalk or adjacent property, except when in conformance with the below.

Retaining Wall Heights Requested for PUD:

- Perimeter Walls (where proposed lot is above perimeter and adjacent to perimeter road):
  - Maximum retaining wall height: 8-ft
  - Maximum overall wall height: 9-ft
  - If the overall wall height (retaining and screen wall combined) exceeds 9-ft, up to 5-ft of view fence will be utilized on top of the screen wall.

- Perimeter Walls (where proposed lot is above perimeter and adjacent to existing parcel):
  - Maximum retaining wall height: 8-ft
  - Maximum overall wall height: 14-ft

- Interior Walls:
  - Maximum retaining wall height: 7-ft
  - Maximum overall wall height (including 6-ft screen wall): 13-ft

Residential Adjacency Fill:
Up to 8-ft of fill will be allowed at a shared property line. The fill will be utilized to meet minimum interior street slopes, minimum sewer criteria, and drainage patterns. The sewer design is the main factor driving the fill requirement. The sewer is designed at minimum allowed slope started at the point of connection to the Hammer Head which is where the fill is the area of greatest fill needed. The site is not being artificially raised for enhanced views.

Residential Adjacency – RNP NPO Transition
The adjacent parcels to the east, south, and west are all currently zoned RS20 with an RNP NPO overlay. The required setbacks for lots adjacent to RNP NPO parcels will be as follows:

- Rear setback: 20'
- Side setback along southern project boundary: 5'

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

Emily Hoy

Emily Hoy, PE
Project Manager

2/20/25
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PUD-25-0190

westwoodps.com
(888) 937-5150

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APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0191-PARAMOUNT INVESTMENTS CO:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate right-of-way dedication; **2)** increase driveway width; and **3)** reduce throat depth in conjunction with a proposed single-family residential development on 19.4 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:
176-13-501-013; 176-13-501-014; 176-13-501-030; 176-13-501-034; 176-13-501-036; 176-13-501-038; 176-13-601-002; 176-13-601-003

WAIVERS OF DEVELOPMENT STANDARDS:
1. Eliminate the dedication of Shelbourne Avenue where required per Section 30.04.08D.
2. Increase the driveway width to 37 feet where 28 feet is the maximum per Uniform Standard Drawing 222 (a 32% increase).
3. Reduce the driveway throat depth to a call-box to 66 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 44% reduction).

PROPOSED LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 19.4
- Project Type: Single-family detached residential development
- Number of Lots: 57
- Density (du/ac): 2.94
- Minimum/Maximum Size (square feet): 8,940/16,204
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,565 to 3,776

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Site Plan

The plans depict a proposed single-family residential development consisting of 57 lots on 19.4 acres. The density of the overall development is shown at 2.94 dwelling units per acre. The lot range in size from a minimum of 8,940 square feet to a maximum 16,204 square feet. The site will be accessed from Mistral Avenue via a north-south 42 foot wide street. All lots will be accessed from 43 foot wide private streets with a roll curb, gutter and sidewalk on one side of the street. Two of the internal streets terminate in a hammerhead street being Aurora Cascade Avenue and Aurora Drift Avenue. Two other internal streets, Windward Glow Street and Aurora Breeze Court terminates in a cul-de-sac. Lastly, 2 internal streets Radiant Wind Avenue and Breezy Glow Street terminates as a stub street.

Applicant's Justification

The applicant is requesting to allow modification of the Uniform Standard Drawings 222, and 222.1. The applicant is requesting to increase the driveway way width per Uniform Standard Drawings 222. The increased in driveway width is due to the proposed homes have 4 car garages. A residential development that contains between 50 to 100 homes requires a throat depth of at least 100 feet in length and the requested for reduction is 66 feet to the call box. A traffic study and queuing analysis will be completed showing that a 100 foot throat depth is not needed for this site. The applicant is requesting to not dedicate the 60 foot wide right-of-way for Shelbourn Avenue alignment. Based on the feedback received in the two neighborhood meetings held. It was preferred that Shelburne Avenue not be dedicated. Due to the neighbor's concern regarding traffic access is limited to the west by the railroad tracks and detention basin.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Added the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP)	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development and undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped, place of worship & single-family residential development

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

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Related Applications

Application Number	Request
PA-25-700012	The redesignation of the site from the Ranch Estate Neighborhood to the Low-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-25-0188	A zone change to reclassify the site from RS20 to RS10 zoning is a companion item on this agenda.
VS-25-0189	A vacation and abandonment of government patent easement is a companion item on this agenda.
PUD-25-0190	A planned unit development for a 57 lot single-family residential subdivision is a companion item on this agenda
TM-25-500043	A 57 lot single-family residential subdivision is a companion item on this agenda.

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

Analysis
Public Works - Development Review

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

Waiver of Development Standards #1
Staff cannot support the request for the non-dedication of Shelbourne Avenue as there is an active application for the vacation and abandonment of Mistral Avenue.

Waiver of Development Standards #2
Staff has no objection to the increase of residential driveway widths.

Waiver of Development Standards #3
Staff cannot support the reduction in throat depth. The driveways to each unit adjacent to Twilight Breeze Street are too close, which compounds the safety concerns of exiting and entering the site.

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

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

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the

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Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 176-13-501-013; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0078-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT

Department of Comprehensive Planning
Application Form

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ASSESSOR PARCEL #(s): 176-13-501-013

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: KELLY JOHN K
ADDRESS: 8240 LINDELL Rd.
CITY: LAS VEGAS STATE: NV ZIP CODE: 89139
TELEPHONE: 702-858-9714 CELL 702-858-9714 EMAIL: JKELLY@THEKELLYDESIGNGROUP.COM

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 7029694236 CELL EMAIL: JEANETTE.JEFFERY@LENNAR.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tanya Steadham / Westwood Professional Services
ADDRESS: 5725 Badura Ave Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 7022845300 CELL NA EMAIL: lvproc@westwoodps.com

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

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

Property Owner (Signature) JOHN KELLY Property Owner (Print) 8/22/24 Date

DEPARTMENT USE ONLY

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☒ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # WS-25-0191 ACCEPTED BY RG
PC MEETING DATE 4/15/25 DATE 2/20/25
BCC MEETING DATE 5/21/25 FEES $300
TAB/CAC LOCATION Enterprise DATE 3/26/25

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-13-501-014

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: PARAMOUNT INVESTMENTS CO
ADDRESS: P. O. Box 80652
CITY: Las Vegas STATE: NV ZIP CODE: 89180
TELEPHONE: (702) 296-8886 CELL (702) 296-8886 EMAIL: barashy@cox.net

APPLICANT INFORMATION (must match online record)

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W. Russell Road Suite 400
CITY: Las Vegas STATE: nv ZIP CODE: 89145 REF CONTACT ID #
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Barashy
Property Owner (Signature)*

Paramount Investment Co
Property Owner (Print)

8/12/24
Date

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APPLICATION # (s) WS-25-0191
PC MEETING DATE 4/15/25
BCC MEETING DATE 5/21/25
TAB/CAC LOCATION Enterprise DATE 3/26/25

ACCEPTED BY RG
DATE 2/20/25
FEES $300

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-13-601-002, -003, 176-13-501-030, 034, 036, 038

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: PRECEDENT PROPERTIES L L C
ADDRESS: 3455 CLIFF SHADOWS PKWY. #220
CITY: LAS VEGAS STATE: NV ZIP CODE: 89129
TELEPHONE: (702) 374-1519 CELL: EMAIL: LEVI@INVESTINTOLV.COM

APPLICANT INFORMATION (must match online record)

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Property Owner (Signature): PRECEDENT PROPERTIES, LLC
Property Owner (Print): LEVI PARKER / MANAGER OWNER
Date: 8/6/24

DEPARTMENT USE ONLY

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☒ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
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APPLICATION #(s): WS-25-0191
PC MEETING DATE: 4/15/25
BCC MEETING DATE: 5/21/25
TAB/CAC LOCATION: Enterprise DATE: 3/26/25
ACCEPTED BY: PG
DATE: 2/20/25
FEES: $300

02/05/2024

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

LEN2406.000

December 4, 2024

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

RE: Mistral & Edmond West
Justification Letter for Waiver of Development Standards
(57 lots; 19.4+/- acres; APNs: 176-13-501-013, 014, -030, -034, -036, -038 & 176-13-601-002 & -003)

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Waiver of Development Standards for the proposed community.

Project Description
The subject parcels, within the Enterprise Jurisdiction, are located at the southwest corner of the Mistral Avenue and Edmond Street intersection. The proposed residential subdivision is approximately 19.4 gross acres with 57 single family residential dwelling units, resulting in a density of 2.94 dwelling units per gross acre.

The associated Tentative Map (TM) will establish the layout of the 57-residential lots, 11 common elements and the interior street network. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

Waiver of Development Standards:
Title 30 Section 30.04.08.D – Dedication of Right-of-Way

Standard:	Dedicate 60-ft right-of-way for Shelbourne Avenue
Requested Waiver:	No dedication for Shelbourne Avenue
Justification:	Shelbourne Avenue between Lindell Road and Edmond Street is not fully dedicated today. Based on feedback from two neighborhood meetings that were held for the subject project, it is preferred that the Shelbourne alignment be vacated. The neighbors have multiple traffic concerns in the area since access is limited to the west by the railroad tracks and detention basin. Shelbourne Avenue is currently dedicated in front of APNs: 176-13-601-005 and 176-13-601-004 which will remain. A fire approved turnaround will be provided within the subject project.

CCAUSD No. 222 – Residential Driveway Geometrics

Standard:	28-ft max driveway width for 3+ car garages.
Request:	To allow residential driveways widths of up to 37-ft on lots 1 through 57.
Justification:	The homes in this community are large estate homes. These homes have 4 car garages. This design for these large houses produces a wider than allowed

2/20/25
PLANNER COPY
WS-25-0191

westwoodps.com
(888) 937-5150

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

driveway. We feel that this waiver is acceptable due to the nature of the architecture and lot size.

CCAUSD No. 222.1 – Commercial and Multi-Family Security Gate Geometrics

Standard:	Throat depth of 100' for 50 to 100 homes.
Request:	To allow 66' to call box for 57 homes.
Justification:	There are 57 total homes proposed within the subject project. 50' throat depth is allowed for projects up to 49 homes. The number of homes proposed is slightly over the requirements for a 50' throat depth. A traffic study and queuing analysis will be completed showing that 100' throat depth is not needed for this site.

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

Emily Hoy

Emily Hoy, PE
Project Manager

2/20/25
PLANNER
COPY
WS-25-0191

04/15/25 PC AGENDA SHEET

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APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500043-PARAMOUNT INVESTMENTS CO:

TENTATIVE MAP consisting of 57 single-family residential lots and common lots on 19.4 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:
176-13-501-013; 176-13-501-014; 176-13-501-030; 176-13-501-034; 176-13-501-036; 176-13-501-038; 176-13-601-002; 176-13-601-003

PROPOSED LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 19.4
- Project Type: Single-family detached residential development
- Number of Lots: 57
- Density (du/ac): 2.94
- Minimum/Maximum Size (square feet): 8,940/16,204

The plans depict a proposed single-family residential development consisting of 57 lots on 19.4 acres. The density of the overall development is shown at 2.94 dwelling units per acre. The lot range in size from a minimum of 8,940 square feet to a maximum 16,204 square feet. The site will be accessed from Mistral Avenue via a north-south 42 foot wide street. All lots will be accessed from 43 foot wide private streets with a roll curb, gutter and sidewalk on one side of the street. Two of the internal streets terminate in a hammerhead street being Aurora Cascade Avenue and Aurora Drift Avenue. Two other internal streets, Windward Glow Street and Aurora Breeze Court terminates in a cul-de-sac. Lastly, 2 internal streets Radiant Wind Avenue and Breezy Glow Street terminates as a stub street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Added the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP)	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development and undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped, place of worship & single-family residential development

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

Related Applications

Application Number	Request
PA-25-700012	The redesignation of the site from the Ranch Estate Neighborhood to the Low-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-25-0188	A zone change to reclassify the site from RS20 to RS10 zoning is a companion item on this agenda.
VS-25-0189	A vacation and abandonment of government patent easement is a companion item on this agenda.
PUD-25-0190	A planned unit development for a 57 lot single-family residential subdivision is a companion item on this agenda
WS-25-0191	A waiver of development standards for public works standards is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds that the design of the subdivision lacks connectivity to a secondary street, the only a single point of entry and exit to the development is via Mistral Avenue which is not in compliance with Section 30.04.09C. Also, hammerhead turnaround streets are proposed on the northern half of the development, stub streets are proposed on the northeast and southeast corner of the development, and cul-de-sac bulbs are located on the southern portion of the overall site. The applicant did not provided compelling justification for the proposed hammerhead or stub street turnarounds instead of proposing cul-de-sacs throughout the proposed development, which is County's preferred method of turnaround. As this is a self-imposed hardship, staff cannot support this request.

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Public Works - Development Review

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

Building Department - Addressing

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

Department of Aviation

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

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;

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- Right-of-way dedication to include 25 feet back of curb for Mistral Avenue, 25 feet back of curb for Edmond Street and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.

Department of Aviation

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

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- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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- Applicant is advised that a Point of Connection (POC) request has been completed for this project, to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0078-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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

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Department of Comprehensive Planning
Application Form

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ASSESSOR PARCEL #(s): 176-13-501-013

PROPERTY ADDRESS/ CROSS STREETS: Mistral / Edmond (West)

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Planned Unit Development, Master Plan Amendment, Zone Change, Design Review, Vacation

PROPERTY OWNER INFORMATION

NAME: KELLY JOHN K
ADDRESS: 8240 LINDELL Rd.
CITY: LAS VEGAS STATE: NV ZIP CODE: 89139
TELEPHONE: 702-858-9714 CELL 702-858-9714 EMAIL: JKELLY@THEJKELLYDESIGNGROUP.COM

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APPLICATION # (s) TM-25-500043 ACCEPTED BY RG
PC MEETING DATE 4/15/25 DATE 2/20/25
BCC MEETING DATE 5/21/25 FEES $750
TAB/CAC LOCATION Enterprise DATE 3/26/25

Department of Comprehensive Planning
Application Form

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Property Owner (Print)

8/12/24
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Department of Comprehensive Planning
Application Form

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DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☒ TM	☐ WC	OTHER

APPLICATION # (s): TM-25-500043 ACCEPTED BY: RG
PC MEETING DATE: 4/15/25 DATE: 2/20/25
BCC MEETING DATE: 5/21/25 FEES: $750
TAB/CAC LOCATION: Enterprise DATE: 3/26/25

02/05/2024

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

LEN2406.000

November 27, 2024

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

RE: Mistral & Edmond West
Justification Letter for a Tentative Map
(57 lots; 19.4+/- acres; APNs: 176-13-501-013, 014, -030, -034, -036, -038 & 176-13-601-002 & -003)

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Lennar, respectfully submits this justification letter with an application for a Tentative Map (TM) for the proposed community.

Tentative Map

The subject parcels, within the Enterprise Jurisdiction, are located at the southwest corner of the Mistral Avenue and Edmond Street intersection. The proposed residential subdivision is approximately 19.4 gross acres with 57 single family residential dwelling units, resulting in a density of 2.94 dwelling units per gross acre.

The associated Tentative Map (TM) will establish the layout of the 57-residential lots, 11 common elements and the interior street network. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

All lots are 80 feet minimum in width and vary from 112 feet to 191 feet deep. The lots are generally laid out in an east to west and north to south orientation. The project is proposed to be constructed in one phase. The subdivision will have interior private streets that are 43 feet wide including an attached 4-foot sidewalk on one side. Stub streets shown on the tentative map are less than 150 feet in length. There are two streets that end in a hammerhead. These streets are less than 500 feet long per CCAUSD No. 212.1.S1. The project will be gated and will include one entrance off Mistral Avenue as requested by the RNP neighbors. The layout prevents traffic from the west along Lindell from cutting through the area along roadways such as Shelbourne Avenue which was also a concern for the existing residences.

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

Emily Hoy

Emily Hoy, PE
Project Manager

2/20/25
PLANNER COPY
TM-25-500043

westwoodps.com
(888) 937-5150

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04/15/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0162-BLUE DIAMOND ACQUISITION R E 2022, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Robindale Road (alignment), and between Las Vegas Boulevard South and I-15; portions of right-of-way being Parvin Street located between Blue Diamond Road and Robindale Road (alignment); and a portion of right of way being Blue Diamond Road located between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/dd/kh (For possible action)

RELATED INFORMATION:

APN:
177-08-803-001; 177-08-803-010; 177-08-803-014; 177-08-803-019

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
The applicant is requesting to vacate a patent easement and portions of right-of-way being Parvin Street and Blue Diamond Road. The vacation and abandonment of the patent easement and sections of rights-of-way will facilitate the future development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0126	Use permit for a monorail system (proposed Vegas Loop connection point)	Approved by BCC	May 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	H-2, CR, & RS20 (AE-60)	Undeveloped
South	Entertainment Mixed-Use	IP, CR, & RS20 (AE-60)	Manufactured home park & undeveloped
East	Entertainment Mixed-Use	CR & CG (AE-60)	Mini-warehouse, retail, & undeveloped
West	Entertainment Mixed-Use	IP (AE-60)	I15

DRAFT

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 a patent easement 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- Applicant to dedicate or grant right-of-way easement for the Windy Road/ Parvin Street alignment;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing
- No comment.

Fire Prevention Bureau
- No comment.

Clark County Water Reclamation District (CCWRD)
- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

DRAFT

APPLICANT: BLUE DIAMOND ACQUISITION R E 2022, LLC
CONTACT: KRISTIN ESPOSITO, LAS VEGAS, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

DRAFT

Department of Comprehensive Planning
Application Form

10A

ASSESSOR PARCEL #(s): 177-08-803-001, 177-08-899-012, -018, -024, -025

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond and Las Vegas Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of dedicated right-of-ways and patent easement

PROPERTY OWNER INFORMATION

NAME: Blue Diamond Acquisition RE 2022 LLC
ADDRESS: 851 S Rampart Blvd #105
CITY: Las Vegas STATE: NV ZIP CODE: 89145
TELEPHONE: 702-349-7002 CELL EMAIL: jcurran@prospectstreetcapital.com

APPLICANT INFORMATION (must match online record)

NAME: Blue Diamond Acquisition RE 2022 LLC
ADDRESS: 851 S Rampart Blvd #105
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID #
TELEPHONE: 702-349-7002 CELL EMAIL: jcurran@prospectstreetcapital.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kristin Esposito / GCW, Inc.
ADDRESS: 1555 S Rainbow Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID #
TELEPHONE: 702-804-2163 CELL EMAIL: kesposito@gcwengineering.com

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

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

Property Owner (Signature)	Property Owner (Print)	Date
	Scott Goldstein	08-12-2024

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☒ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) VS-25-0162
PC MEETING DATE 04/15/2025
BCC MEETING DATE X
TAB/CAC LOCATION Enterprise DATE 03/26/2025

ACCEPTED BY DD
DATE 02/12/2025
FEES $1200

02/05/2024

398-B261A

August 26, 2024

Clark County
Department of Comprehensive Planning
500 Grand Central Parkway
Las Vegas, Nevada

Subject: Justification Letter to accompany Vacation Application
Dedicated ROW and Government Patent Easement
Assessor's Parcel Numbers: 177-08-803-001, 177-08-899-012, 177-08-899-018, 177-08-899-024 and 177-08-899-025

To Whom It May Concern:

GCW Engineering has been retained to file the subject application for the property owner, Blue Diamond Acquisition R E 2022 LLC. The intent of the application is to vacate dedicated right-of-ways and a government patent easement that are not needed for roads, access or utility purposes (see exhibit). The parcel is located at the northwest corner of Blue Diamond Road and Las Vegas Boulevard. All the surrounding parcels to the right-of-ways to be vacated are now owned by Blue Diamond Acquisition R E 2022. The approval of this application will not affect the future need for roadways in this location and will facilitate future development of the site.

Enclosed for your use in evaluating this request, are the following documents:

- Signed application & disclosure form for Owner & Applicant.
- Legal description of areas being vacated
- Site plan
- Assessor's parcel maps
- Vesting deeds
- Right-of-way documents including government patent that created the easement
- Justification letter

Please place this application on the next available Planning Commission agenda. Should you have any questions, please contact the undersigned at 702-804-2061.

Sincerely,

Erik Denman
Senior Land Surveyor

US-25-0162

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146
O 702.804.2000
F 702.804.2299
info@gcwengineering.com
gcwengineering.com

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04/15/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-25-400028 (UC-0598-14) -MMC CONTRACTORS WEST, INC:

WAIVER OF CONDITION of a use permit requiring the maximum storage area as depicted per plans in conjunction with an existing outside storage yard and office/warehouse building on 4.16 acres in an IP (Industrial Park) Zone.

Generally located on the southeast corner of Redwood Street and Badura Avenue within Enterprise. MN/jud/kh (For possible action)

RELATED INFORMATION:

APN:
176-02-301-016

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 7040 Redwood Street
- Site Acreage: 4.16
- Project Type: Outdoor storage
- Square Feet: 40,060
- Parking Required/Provided: 51/64

History and Request
The approved plans depicted a 51,502 square foot office/warehouse building located on the southeast corner of Redwood Street and Badura Avenue, and a 24,900 square foot outside storage/laydown area located on the north side of the building with a portion of this area extending west of the footprint of the building toward Redwood Street within the front yard which necessitated obtaining a use permit. A 10 foot high decorative security block wall was also depicted along portions of the west, north, and east property lines for secure vehicle parking areas. The outdoor storage area within the security block wall is gated and the gates remain open during business hours. All gates are set back a minimum of 18 feet from any street. Currently, the applicant is requesting to increase the outdoor storage area to 40,060 square feet. All the outdoor storage will be located within the enclosed yard. Some parking spaces located to the west, northwest, and east of the building will be taken by the extended outdoor storage area. However, the remainder of the parking spaces are still sufficient for the use. Also, the required landscaping will not be affected by the expansion of the outdoor storage yard.

DRAFT

Previous Conditions of Approval
Listed below are the approved conditions for UC-0598-14:

Current Planning

- Maximum outside storage area as depicted per plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning
- inspection.
- Applicant is advised that any change in circumstances or regulations may be justification
- for the denial of an extension of time; and that this application must commence within 2
- years of approval date or it will expire.

Public Works - Development Review

- Full off-site improvements must be completed per off-site Permit 08-15050.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as
- amended; and that permits may be required for this facility and to contact Fire Prevention
- for further information at (702) 455-7316.

Applicant's Justification
The applicant states as the needs of the organization have evolved since the original that time of approval, today the applicant is proposing to allocate other usable areas in the enclosed yard for use as outdoor storage. Uses of this outdoor storage yard include areas for material delivery, metal containers, staging of fabricated parts awaiting transport and other items.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0598-14	Allow outside storage in front of a building with design review for the outside storage and warehouse building	Approved by PC	August 2014
VS-0347-09	Vacation and abandonment of easements - expired	Approved by BCC	July 2009
TM-0181-08	One lot industrial subdivision - expired	Approved by PC	November 2008
ZC-0445-07	Reclassified to M-D zoning for an office/warehouse development	Approved by BCC	July 2007
UC-0737-05	Communication tower and associated equipment with reduce street setbacks	Approved by PC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Undeveloped

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential development
East	Business Employment	IP	Office/warehouse complex
West	Business Employment	RM32	Multi-family residential development under construction

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

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

Staff typically does not support waiver of condition requests imposed on previously approved land use applications. However, staff finds that in this case increasing the area for the outdoor storage should not have a negative effect on the neighboring area. The outdoor yard is screened by block walls, and nothing will be stacked above the walls. The reduction in parking spaces will not affect the overall site required count. Therefore, staff can support this request.

Staff Recommendation
Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review
- No comment.

DRAFT

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: MICHELLE CATES
CONTACT: MICHELLE CATES, SR CONSTRUCTION, 3579 RED ROCK STREET, LAS VEGAS, NV 89103

DRAFT

Department of Comprehensive Planning
Application Form

11A

ASSESSOR PARCEL #(s): 176-02-301-016

PROPERTY ADDRESS/ CROSS STREETS: 7040 Redwood Street. Las Vegas, NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

Use Permit modification for Outdoor Storage area total and boundaries.

PROPERTY OWNER INFORMATION

NAME: Cerris Systems West, Inc. (fka MMC Contractors West, Inc.)
ADDRESS: 7040 Redwood Street
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-889-6800 CELL 702-758-6326 EMAIL: tbonwell@cerris.com

APPLICANT INFORMATION (must match online record)

NAME: Michelle Cates
ADDRESS: 3579 Red Rock St.
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID #
TELEPHONE: 702-877-6111 CELL 702-415-7727 EMAIL: mcates@srbvuilt-usa.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Michelle Cates
ADDRESS: 3579 Red Rock St.
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID #
TELEPHONE: 702-877-6111 CELL 702-415-7727 EMAIL: mcates@srbuilt-usa.com

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

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

Property Owner (Signature)*	Property Owner (Print)	Date
	Tyler Bonwell	2/18/25

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s)
ACCEPTED BY
PC MEETING DATE
DATE
BCC MEETING DATE
FEES
TAB/CAC LOCATION
DATE

February 20, 2025

Clark County
Department of Comprehensive Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155
(702) 455-4314

RE: Cerris Systems (formerly MMC Contractors) – Use Permit
7040 Redwood Street
Las Vegas, NV 89118

Use Permit Waiver of Condition - Justification Letter
APN# 176-02-301-016

1. INTRODUCTION

The exhibits included herein are provided to aid Clark County planning staff in evaluating the proposed updates to a previously issued Use Permit (UC-059-14) regarding area used for Outdoor Storage on the property.

The subject property is owned and occupied by Cerris Systems (formerly MMC Contractors) operating as a commercial HVAC and Plumbing contractor. The previous use permit from 2014 denoted an area of 24,900 sf in the enclosed yard for use as Outdoor Storage. As the needs of the organization have evolved since that time, it is proposed to allocate other usable areas in the enclosed yard for use as Outdoor Storage in accordance with current Title 30 requirements. Uses of this outdoor storage yard include areas for material delivery, connex containers, staging of fabricated parts awaiting transport, etc…

2. WAIVER OF CONDITIONS

Exhibits AS-001 and AS-002 depict the current condition of the site and floor plan as proposed per the following analysis.

Existing Use Permits

The previously approved Outdoor Storage area of 24,900 sf (as documented on UC-0598-14) is proposed to be increased to 40,060 sf and is represented by the crosshatched area on exhibit AS-001. Therefore, it is requested to waive the prior condition "Maximum outside storage area as depicted per plans" which limited the Outdoor Storage area.

The site access, building footprint, fire access lane, enclosed yard site walls, access gates, other site aspects, and hours of operation are all to remain as previously approved.

The previously approved Use Permit UC-0598-14 clarified the location of the storage yard in relation to the building frontage as follows:

"Since Redwood Street is the legal front of the building, a portion of the storage area is in front of the building. However, the functional front, where the public accesses the building is actually in the southwest portion of the site. The area within the new security block wall area is intended to be gated with gates to remain open during business hours. All gates are set back a minimum of 18 feet from any street."

The storage yard location remains unchanged and all storage is to remain behind the CMU yard enclosure walls as depicted in exhibit AS-001.

Site Analysis

The building and site have been evaluated according to the currently adopted Title 30 requirements for Zoning and Use along with documentation of the gas cylinder storage area for reference. The primary use of Light Manufacturing is supported by the Office and Outdoor Storage areas and associated required parking as further described in the analysis table below.

GAS CYLINDER OUTDOOR STORAGE TANK TYPES / QUANTITIES

TYPE	MATERIAL	QTY (lb)	THRESHOLD (lb) PER NAC 459.9533		MAX (lb) PER IBC TABLE 307.1(1)		TOXIC OR CORR. IBC TABLE 307.1(2)	
LIQUID PROPANE	FLAMMABLE GAS	554	10,000	OK*	600	OK*	NO	OK*
OXYGEN	OXIDIZER	308	N/A	OK*	1000	OK*	NO	OK*
ACETYLENE	FLAMMABLE GAS	16	10,000	OK*	600	OK*	NO	OK*
ARGON	INERT GAS	694	N/A	OK*	N/A	OK*	NO	OK*
ARGON/CO2 75/25	INERT GAS	1,524	N/A	OK*	N/A	OK*	NO	OK*
NITROGEN	INERT GAS	0	N/A	OK*	N/A	OK*	NO	OK*

*QUANTITES BELOW LIMITS AND SHALL REMAIN IN CONFORMANCE WITH NRS 278.147, NRS 459.3816, NRS 459.3833, NAC 459.9533, IBC 307.1(1), AND IBC 307.1(2), IFC 5003.9.8, AND OTHER APPLICABLE SECTIONS OF IBC AND IFC.

ALL GAS CYLINDERS STORED IN VENTILATED CABINETS. REF PHOTO #4.

ZONING AND USE ANALYSIS (PER TITLE 30)

ZONING CLASSIFICATION	INDUSTRIAL PARK (IP)	
PRIMARY USE	MANUFACTURING, LIGHT	(CONDITIONAL)
ACCESSORY USES	OFFICE	(ACCESSORY)
	OUTDOOR STORAGE	(ACCESSORY PER 30.03.07 D.4(d))

- MANUFACTURING OCCURS WITHIN AN ENCLOSED BUILDING PER 30.03.07 B.8.i(a)
- ACCESSORY OUTDOOR STORAGE IS SCREENED BY AN 8' MINIMUM WALL, IS NOT TO BE STACKED ABOVE THE WALL OR IS OTHERWISE SCREENED, AND LOCATED TO THE SIDE/REAR OF THE BUILDING PER 30.03.07 D.4.i(a, b, c, d)

PARKING ANALYSIS (PER TITLE 30.04.04)

USE	AREA	RATIO	REQUIRED
WAREHOUSE/DIST	50,499	1 PER 1,000 (UP TO 100,000 SF) + 1 PER 5,000 SF (OVER 100,000 SF)	50.5 = 51 TOTAL (+15% = 58 MAX)

ACCESSIBLE SPACES REQ'D PER TABLE 30.04-6 = 3 SPACES (INCLUDING 1 VAN ACCESSIBLE SPACE)

ON SITE PARKING PROVIDED = **58 SPACES + 6 ACCESSIBLE***

*ACCESSIBLE PARKING DOES NOT COUNT AGAINST MAXIMUM PARKING REQUIREMENT PER 30.04.04 D.2.ii(b)

Please contact me should further information be required regarding any of the items above.

Andrew Hansen, AIA
Principal Architect
SR Design

(702) 877-6111
ahansen@srdesign-usa.com

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04/16/25 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-25-400022 (ZC-22-0103)-MERCURY STORAGE 6, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway departure distances.
DESIGN REVIEW for a proposed mini-warehouse building on 3.5 acres in a CG (Commercial General) Zone.

Generally located on the north side of Ford Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:
177-16-301-034

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the proposed driveway departure distance along Las Vegas Boulevard South to 93 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 51% decrease).
   b. Reduce the proposed driveway departure distance along Ford Avenue to 6 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 97% decrease).

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 8690 Las Vegas Boulevard South
- Site Acreage: 3.5
- Project Type: Mini-warehouse
- Number of Stories: 4
- Building Height: 49 feet, 10 inches (maximum)
- Square Feet: 1,500 (Building C - northern mini-warehouse building)/2,500 (Building B - central mini-warehouse building)/41,992 (Building A - southern mini-warehouse building)
- Parking Required/Provided: 5/6

DRAFT

Site Plan

The previously approved site plan depicted 3 separate parcels which totaled 5 acres located on the north side of Ford Avenue and the east side of Las Vegas Boulevard South. The applicant originally requested to reclassify the site from H-1 zoning to C-2 zoning for 3 proposed mini-warehouse buildings to be constructed as a part of an expansion to the existing mini-warehouse establishment to the north (U-Haul). Per the applicant, any existing easements were to be vacated at a later date.

The applicant provided 2 sets of site plans, both depict the same site layout for the proposed buildings, loading areas, and on-site requirements. The first set shows the proposed driveway along Las Vegas Boulevard South, and the second set shows where the future driveway will be located when the future widening of Las Vegas Boulevard South will occur (the full 200 foot street width).

The site plan shows 3 proposed mini-warehouse buildings. Along the north property line, Building C is a 1,500 square foot building on the northwest corner of the site. This building is set back 10 feet from the north property line, 54 feet from the west property line, 267 feet from the south property line, and 347 feet from the east property line. South of Building C is a centrally located building (Building B) and has an overall area of 2,500 square feet. Building B is set back 30 feet south of Building C (or 55 feet from the north property line), 84 feet from the west property line, 207 feet from the south property line, and 347 feet from the east property line. The southernmost and largest mini-warehouse building on site is Building A. This building has an overall area of 41,992 square feet and is set back approximately 159 feet from the north property line, 42 feet from the west property line, 15 feet from the south property line, and 120 feet from the east property line.

Access to the site is provided by 1 driveway along Las Vegas Boulevard South (west property line) and 1 on the southeast corner of the site (along Ford Avenue). Loading and unloading spaces are located along the north side of Building C. The main customer transaction office is located at the main building to the north APN 177-16-301-015; therefore, 6 customer parking spaces are located within this parcel where 5 are required per Title 30. The applicant is also proposing an outside truck parking area east of Buildings B and C. The site plan also shows that Building A (southernmost building) includes a loading dock on the east facing elevation, which includes a wing wall for screening from the residences to the east. The applicant will install a 6 foot high screen wall within a landscape area along the east property line to screen on-site activities from the residences to the east (along Giles Street). Furthermore, cross access to the northern parcel is provided on the northeast corner of the site. Lastly, due to the proposed driveways, the applicant requested waivers to reduce the proposed driveway departure distances along Las Vegas Boulevard South and Ford Avenue.

Landscaping

The previously approved landscape plan shows a 38 foot wide landscape area along Las Vegas Boulevard South which consists of three-fourths inch rock mulch only. The purpose of this is to ensure that when the widening of Las Vegas Boulevard South occurs, the driveway can be properly relocated to the east, and the applicant will not have non-standard improvements within the right-of-way. Immediately to the east is a 42 foot wide landscape area which includes 24

inch box trees, shrubs, and groundcover. The north property line includes a 10 foot wide landscape buffer which also includes 24 inch box trees and a variety of shrubs. The south property line includes a 15 foot wide landscape buffer which widens to 25 feet wide (south of Building A). This area also includes trees and shrubs. Lastly, the applicant is providing a 42 foot wide landscape area, with a double row of trees and a variety of shrubs on the east property line, and a 6 foot high screen wall on the west side of the landscape area.

Elevations

Previously approved elevation plans depict Building A having an overall height of 49 feet, 10 inches to the top of the parapet roof. This 4 story building includes exterior materials such a stacked faux stone, engineered wood paneling, black aluminum framing for the windows and doors, and concrete exterior walls. The south, west, and a portion of the north facing elevations include faux storage roll-up doors. The east facing elevation includes the loading dock and a roll-up door.

Building B has an overall height of 11 feet, 6 inches with 10 roll-up doors on the north and south facing elevations.

Building C has an overall height of 11 feet, 3 inches with 13 roll-up doors only on the south facing elevation of the building.

Floor Plan

Previously approved floor plans depict Building A as a 4 story building with an overall area of 41,992 square feet. The first floor consists of a customer staging area on the northwest corner of the building, storage units throughout the floor plan, a restroom, an office, and open storage area used for storage pods. Floors 2 through 4 mimic one another and consist of storage units throughout each floor. The eastern half of Floors 2 through 4 are connected as 1 open space with the first floor area. Building B has an overall area of 2,500 square feet and consists of 20 storage units. Lastly, Building C has an overall area of 1,500 square feet and consists of 13 storage units.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-22-0103:

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 the installation and use of cooling systems that consumptively use water will be prohibited; 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

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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 waiver of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Giles Street, 30 feet for Ford Avenue, and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 177-16-301-019; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0107-2022 to obtain your POC exhibits and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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Applicant's Justification

The applicant states they have been working through the process of obtaining building permits for the site. As of now, 2 building permits have been issued and 3 additional permits are near completion pending an approval of an extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0103	Reclassified the site to C-2 zoning with a waiver for modified driveways and design review for a mini-warehouse	Approved by BCC	April 2022
UC-1833-98 (ET-0437-99)	First extension of time to commence a residential planned unit development (PUD) with a convenience store and lounge/restaurant - expired	Approved by PC	December 1999

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0235-99	Tentative map and extension of time for a 195 condominium project and 3 commercial units (previously approved for 211 units via UC-1833-98 and DR-0056-99) - expired	Approved by PC	September 1999
DR-0056-99	4 story (residential planned unit development) with a convenience store, restaurant, lounge, and parking structure - expired	Approved by BCC	February 1999
UC-1833-98	Residential planned unit development (4 story condominium project) with a c-store and a restaurant/lounge - expunged UC-0986-94 - expired	Approved by PC	December 1998
UC-0986-94 (ET-0318-99)	Third extension of time for a 128 room, 5 story hotel timeshare/condominium project, with a use permit to include restaurant, retail, personal services, a putting green, and arcade, the project also included variances related to the site design requirements and signage - expired	Approved by PC	September 1999
UC-0986-94 (ET-0143-97)	Second extension of time for a 128 room, 5 story hotel timeshare/condominium project, with a use permit to include restaurant, retail, personal services, a putting green, and arcade, the project also included variances related to the site design requirements and signage - expired	Approved by PC	October 1997
UC-0986-94	First extension of time for a 128 room, 5 story hotel timeshare/condominium project, with a use permit to include restaurant, retail, personal services, a putting green, and arcade; the project also included variances related to the site design requirements and signage - expired	Approved by PC	September 1995
UC-0986-94	128 room, 5 story hotel timeshare/condominium project, with a use permit to include restaurant, retail, personal services, a putting green, and arcade, the project also included variances related to the site design requirements and signage - expired	Approved by PC	August 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG	U-Haul
South	Entertainment Mixed-Use	CR	Undeveloped
East	Neighborhood Commercial	RS20	Single-family residential
West	Entertainment Mixed-Use	CR	WorldMark Las Vegas hotel

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

Analysis
Comprehensive Planning
Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Since the original approval of ZC-22-0103 several permits such as BD23-32202, BD23-35177, BD23-35212, BD24-09405, BD24-16191, BD25-03707, BD25-008134, and BD25-09120 were initiated and are still active. Based on these findings, the applicant has demonstrated a significant amount of progress towards the commencement of the project. For these reasons, staff can support this request.

Public Works - Development Review
There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Until May 5, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review
- Compliance with previous conditions.

Fire Prevention Bureau
- No comment.

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Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: SUNDANCE BUILDERS
CONTACT: SUNDANCE BUILDERS, 2797 N. LAMB BOULEVARD, LAS VEGAS, NV 89115

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Department of Comprehensive Planning
Application Form

12A

ASSESSOR PARCEL #(s): 177-16-301-034

PROPERTY ADDRESS/ CROSS STREETS: 8676 S. Las Vegas BLVD

DETAILED SUMMARY PROJECT DESCRIPTION

New ground up facility - NOFA Extension
ZC-22-0103

PROPERTY OWNER INFORMATION

NAME: Mercury Storage 6
ADDRESS: 207 E. Clarendon Ave
CITY: Phoenix STATE: AZ ZIP CODE: 85012
TELEPHONE: CELL 702-238-6886 EMAIL: Mike_martin@uhaul.com

APPLICANT INFORMATION (must match online record)

NAME: Kaitlyn Banks
ADDRESS: 2797 N. Lamb BLVD
CITY: Las Vegas STATE: NV ZIP CODE: 89115 REF CONTACT ID # 226922
TELEPHONE: 702-798-0822 CELL EMAIL: kaitlyn@sundancebuildersllc.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaitlyn Banks
ADDRESS: 2797 N. Lamb BLVD
CITY: Las Vegas STATE: NV ZIP CODE: 89115 REF CONTACT ID # 226922
TELEPHONE: 702-798-0822 CELL EMAIL: kaitlyn@sundancebuildersllc.com

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

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

Property Owner (Signature)* Stuart Shoen Property Owner (Print) 9-27-24 Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☒ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) ET-25-400022
PC MEETING DATE X
BCC MEETING DATE 04/16/2025
TAB/CAC LOCATION Enterprise DATE 03/26/2025

ACCEPTED BY DD
DATE 02/10/2025
FEES $1,400

02/05/2024

SUNDANCE

6/6/2024 (ZC-22-0103)

To Whom it may concern,

In the diligent process of obtaining building permits it was discovered that the NOFA had expired. We are requesting an extension of time on this project as we are in the final stages of obtaining the building permits for 2 years. Once the building permits have been obtained, we will be fully under way with construction. Please let me know should you have any questions.

Thank you,

X_____

Stephanie Cory

Project Engineer

702-901-1884 (Cell)

stephanie@sundancebuildersllc.com

ET-25-400022

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-25-400026 (ZC-20-0598)-RIVERVIEW LVB DEVELOPMENT, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** reduce the separation between on-premises consumption of alcohol establishments (taverns) to a residential use (multi-family); **2)** reduce the separation between outside dining, drinking (taverns), and cooking to a residential use (multi-family); and **3)** permit outside dining, drinking and cooking in conjunction with a tavern.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping adjacent to a less intensive (multiple family) use; **2)** eliminate street landscaping; **3)** increase building height; and **4)** allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: **1)** shopping center; and **2)** finished grade on a 7.5 acre portion of 15.32 acres in a CG (Commercial General) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise. MN/tpd/kh (For possible action)

RELATED INFORMATION:

APN:
177-32-701-009 ptn

USE PERMITS:
1. Reduce the separation between on-premises consumption of alcohol establishments (taverns) to a residential use (multi-family) to 100 feet where 200 feet is required per Table 30.44-1 (a 50% reduction).
2. Reduce the separation between outside dining, drinking (taverns), and cooking to a residential use (multi-family) to 100 feet where 200 feet is required per Table 30.44-1 (a 50% reduction).
3. Permit outside dining, drinking, and cooking in conjunction with a tavern where only permitted in conjunction with a supper club, tourist club, mixed-use development, or restaurant per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:
1. Allow alternative landscaping adjacent to a less intensive (multi-family) use where required per Figure 30.64-11.
2. Eliminate street landscaping, including detached sidewalk, where required per Figure 30.64-17.
3. Increase building height to 73 feet where a maximum height of 50 feet is the standard per Table 30.40-4 (a 46% increase).

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4. Allow non-standard improvements (landscaping and detached sidewalk) within the right-of-way (Las Vegas Boulevard South) where not permitted per Chapter 30.52.

DESIGN REVIEWS:

1. Shopping center.
2. Increase finished grade to 36 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 7.5 (project site)/15.32 (overall site)
- Project Type: Shopping center
- Number of Stories: 2 (Building A)/1 (Buildings B through F)
- Building Height (feet): 37 (Building A)/24 (Building B1)/22 (Building B2)/30 (Buildings C through F)/73 (canopy shade structure)
- Square Feet: 22,650 (Building A)/2,599 (Building B1)/2,254 (Building B2)/11,312 (Building C)/12,728 (Building D)/12,322 (Building E)/9,832 (Building F)
- Parking Required/Provided: 295/295

History & Request
Application ZC-20-0598 was approved by the Board of County Commissioners in February 2020 to reclassify approximately 7.5 acres of a 15.32 acre site from an H-1 zone (now classified as a CR zone) to a C-2 zone (now classified as a CG zone) to permit a shopping center consisting of 6 buildings. Building A, located within the southwest portion of the site, consists of a restaurant, retail, and office space. A use permit was approved to reduce the separation requirement between Building A and the multi-family development to the west for on-premises consumption of alcohol, outside dining, and drinking. Building A is divided into 2 parts and is connected via a breezeway at the second level of the building. Buildings B1 and B2, located within the northwest portion of the site, consist of restaurants. Building B1 features a 12 foot wide drive-thru lane located along the north side of the structure. Bicycle spaces are located at the northwest corner of Building B2. A use permit was approved to reduce the separation requirement between the buildings and the multi-family development to the west for on-premises consumption of alcohol, outside dining, and drinking. Due to the grading of the site, the finished floor of Buildings A and B1 will be more than 24 inches higher than the grade along the west property line. Buildings C and E, located at the southeast portion of the site, feature retail and restaurant uses. Buildings D and F, located within the northern portion of the site, consist of retail and restaurant uses. All buildings depicted on the plans feature an area for outside dining and drinking. The cumulative area designated for outdoor dining and drinking totals 7,700 square feet. Below is a table reflecting the building setbacks from the north, south, east, and west property lines of the site:

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Building Setback from Property Lines (in feet)				
Building:	Property Line			
	North	East	South	West
A	619	273	500	102
B1	544	378	610	100
B2	554	273	608	210
C	627	130	368	354
D	390	128	604	358
E	631	21	364	462
F	389	21	600	469

All buildings are connected by a central walking path, lined with shade structures and desert native plants and trees. The walking path is constructed with decorative pavers and features pedestrian scale amenities such as benches and lighting. The central walking path also connects to the multi-family residential development to the west of the site, which is currently under construction. Immediately to the south of the central walking path is an existing 48 foot wide drive aisle that also connects to the multi-family residential development. Centrally located between Buildings C through F is a 73 foot high shade structure, necessitating a waiver of development standards for increased building height. The shade structure is set back 18 feet from the east property line adjacent to Las Vegas Boulevard South.

The required loading and trash enclosures for Buildings C through F are located in Building F-b, and will be fully enclosed with roll-down doors. The trash enclosure for Buildings A through B2, located on the west side of the site, will be fully screened with a decorative wall and surrounding landscaping. A 5 foot wide detached sidewalk is located along Las Vegas Boulevard South which connects to a 5 foot wide pedestrian trail located along the south and west boundaries of the project site. The 5 foot wide pedestrian trail consists of decorative paving materials complementing the central walking path internal to the site. All buildings within the project site are connected via a network of pedestrian walkways, connecting to the detached sidewalk along Las Vegas Boulevard South. The shopping center requires 295 parking spaces where 295 parking spaces are provided. Parking for the shopping center is located along the west side of the project site, and is screened from Las Vegas Boulevard South by Buildings A through F. Access to the site is granted by existing and proposed commercial driveways adjacent to Las Vegas Boulevard South. Three parallel parking spaces were removed along the north drive aisle and 1 parking space was added along the west property line. An existing 49 foot wide drive aisle, located along the south portion of the site, connects the shopping center to the multi-family development to the west. Secondary access to the commercial development is granted via a proposed commercial driveway along Erie Avenue. Future cross access is provided along the north and south perimeters of the project site.

Landscaping

The approved plans depict a 66 foot wide landscape area with a 5 foot wide detached sidewalk along Las Vegas Boulevard South. The landscape area consists of 24 inch box trees, shrubs, and groundcover. The proposed landscaping and detached sidewalk are located within Las Vegas Boulevard South, requiring a waiver for non-standard improvements within the right-of-way. An additional waiver of development standards is necessary to eliminate street landscaping along Las Vegas Boulevard South as the required landscaping is being provided within the street, and

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not within the boundaries of the project site. The landscape area along the west property line, adjacent to the multiple family development that is currently under construction, measures between 23 feet to 24 feet in width. Twenty-four inch box trees planted 20 feet on center, including shrubs and groundcover, are planted within this area. A decorative 6 foot high block wall will also be provided along this property line. A 5 foot wide pedestrian trail is also located within the landscape area along the west property line. The trail connects to the residential development to the west, to Erie Avenue, and to the trail along the south portion of the project site. A landscape area measuring between 15 feet to 25 feet in width is provided along the south portion of the property, adjacent to the 48 foot wide drive aisle. The landscape area consists of 24 inch box trees planted 20 feet on center, a pedestrian trail, shrubs, and groundcover. Interior parking lot landscaping is equitably distributed throughout the interior of the site.

Elevations

The approved plans depict Building A with a maximum height of 37 feet to the top of the parapet wall, while Buildings B1 and B2 have an overall height of 24 feet. Buildings C through F measure 30 feet to the top of the parapet wall. The exterior materials of the buildings feature aluminum storefront window systems, smooth EIFS exteriors, large format stone, wood composite panels, decorative metal (perforated and shade fins), and decorative metal panels and awnings. The rooftop mounted equipment on all buildings will be screened from public view by the parapet walls. The building materials will consist of neutral, non-vivid colors. The proposed fabric shade canopy structure measures 73 feet in height and is supported by metal poles. Fifteen foot high fabric shade structures are also intermittently dispersed throughout the central walking path that is interior to the project site.

Floor Plans

The approved floor plans for each building consists of shell space featuring restroom facilities and utility closets. Below is a table reflecting the area of Buildings A through F:

Building Information	
Building Area (in square feet)	
Building A – Level 1 (Restaurant/Retail)	10,383
Building A – Level 2 (Office)	12,267
Building B1 (Restaurant)	2,599
Building B2 (Restaurant)	2,254
Building C (Restaurant/Retail)	11,312
Building D-a (Restaurant/Retail)	10,661
Building E (Restaurant/Retail)	12,322
Building F (Restaurant/Retail)	11,959
Building Information	
Building Area (in square feet)	
Total Building Area	73,757
Building D-b (Trash enclosure)	1,688

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Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400010 (ZC-20-0598):

Comprehensive Planning

- Until February 17, 2025 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 a lack of necessary public service in the area.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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

Listed below are the approved conditions for ZC-20-0598:

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 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 use permit, waivers of development standards, and design review applications must commence within 2 years of the approval date or they 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 a 54 foot radius property line spandrel at the northeast corner of the site;
- Coordinate with Public Works - Traffic Management Division;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, landscaping, and improvements) are within the Las Vegas Boulevard right-of-way;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, landscaping, and improvements) related to this application or any future

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applications within the planned right-of-way at its own expense upon notification from Clark County;

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

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features (buildings E & F cannot use Las Vegas Boulevard as fire department access).
- Applicant is advised to show fire hydrant locations on-site spaced at 400 feet (plan north-northeast side of development fire access lane has over spaced hydrants; hydrants cannot be placed within 6 feet of Fire Department access turning radii).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0476-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Applicant's Justification

The applicant states they are working to install water lines throughout the site, as agreed upon with the Las Vegas Valley Water District. They have been issued permits by the Clark County Building Department and are actively working to construct those portions of the project. The approved project (ZC-20-0598) was granted its first extension of time (ET-23-400010) on March 22, 2025 with 2 years to commence. The approved project will not commence, as defined per Title 30 standards, by the expiration date of this first extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400010 (ZC-20-0598)	First extension of time for use permits, waiver of development standards, and design reviews for a shopping center	Approved by BCC	March 2023
VS-22-0431	Vacated an existing pedestrian access easement	Approved by PC	October 2022
DR-21-0665	Increased finished grade for a previously approved shopping center	Approved by BCC	January 2022
ZC-20-0598	Reclassified a portion of the project site from H-1 to C-2 for a shopping center	Approved by BCC	February 2021
DR-19-0525	Established the lighting design and comprehensive sign plan	Approved by BCC	August 2019
ADET-19-900415 (UC-0344-17)	Multi-family residential development and high impact project	Approved by ZA	June 2019
VS-18-0862	Vacated easements	Approved by PC	July 2019

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Prior Land Use Requests

Application Number	Request	Action	Date
DA-18-0977	Development agreement for a multiple family residential development	Approved by BCC	January 2019
VS-0342-17	Vacated easements	Approved by BCC	June 2017
UC-0344-17	Multi-family residential development, high impact project with waivers of conditions of ZC-0674-01	Approved by BCC	June 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CG & H-2	Undeveloped
West	Entertainment Mixed-Use	CR	Undeveloped & multi-family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds the applicant is diligently working to commence the project as approved. Multiple building permits are in process and are awaiting the completion of the requested revisions. Furthermore, a permit for final grading (BD21-42298) is ready to be issued. The applicant is required to request this extension of time because the site has not been final graded and building materials have not been placed in their permanent positions. Therefore, staff can support the extension of time request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 17, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

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

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Department of Comprehensive Planning Application Form

13A

ASSESSOR PARCEL #(s): 177-32-701-009

PROPERTY ADDRESS/ CROSS STREETS: 10961 Las Vegas Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for ET-23-400010 (ZC-20-0598)

PROPERTY OWNER INFORMATION

NAME: Riverview LVB Development, LLC
ADDRESS: 2654 W. Horizon Ridge Parkway, Suite B5-357
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: Riverview LVB Development, LLC
ADDRESS: 2654 W. Horizon Ridge Parkway, Suite B5-357
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID #
TELEPHONE: CELL EMAIL:

CORRESPONDENT INFORMATION (must match online record)

NAME: Chris Kaempfer - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164820
TELEPHONE: 702-792-7000 CELL EMAIL: lkaempfer@kcnvlaw.com

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

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

Property Owner (Signature)* | Lunin Chiang Property Owner (Print) | 01.22.25 Date

DEPARTMENT USE ONLY

- [ ] AC
- [ ] ADR
- [ ] ZC
- [ ] AP
- [ ] AV
- [ ] DR
- [x] ET
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- [ ] ZC
- [ ] OTHER

APPLICATION # ET-25-400026
PLANNER Tyler (tpd)
DATE 2/19/25
FEE $1,400.00
NOTICE DATE 4/16/25
TARGET DATE 3/26/25
TARGET LOCATION Enterprise

02/05/2024

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702 792.7000
F: 702.796 7181

KAEMPFER
CROWELL

CHRISTOPHER L. KAEMPFER
ckaempfer@kcnvlaw.com
D: 702.792.7054

February 11, 2025

VIA ONLINE SUBMITTAL

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

Re: Second Extension of Time (ZC-20-0598)
Riverview LVB Development, LLC

To Whom It May Concern:

This office represents the Applicant in the above referenced matter. The proposed project is approximately 15.32 acres located at 10961 Las Vegas Boulevard on the southwest corner of Las Vegas Boulevard and Erie Avenue. The Applicant is respectfully requesting a second extension of time with regard to ZC-20-0598 ("Site").

The Site was approved for commercial development by the Clark County Commission on February 17, 2021. An extension of time (ET-23-400010) was approved on March 22, 2023 for an additional two years. This two year period expires on February 17, 2025.

Despite the owner's best efforts, commencement will not occur by this February 17, 2025 date. The commercial project on the Site is a sister project to the multifamily development approved just to the west of the Site. The construction of the sister project, Ariva multifamily project, is largely complete as of the end of 2024. For the commercial project, the contractor (Capriati) is currently working at the Site to complete the installation of the water lines prior to February 8, 2025 as required by the Construction Agreement the applicant entered into with LVVWD. Additionally, the civil drawings for the Site are approved and the Applicant is actively in construction for portions of that work.

Thank you very much and please let us know if you have any questions or comments or if you desire any additional information or documentation.

Sincerely,

KAEMPFER CROWELL

Christopher L. Kaempfer

PLANNER COPY

ET-25-400026
JL

04/16/25 BCC AGENDA SHEET

14 UPDATE

PUBLIC HEARING

ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

HOLDOVER ZONE CHANGE to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action)

RELATED INFORMATION:

APN:
177-09-403-023; 177-09-403-026 through 177-09-403-029

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 110 E. Windmill Lane & 8075 Rancho Destino Road
- Site Acreage: 3.89
- Existing Land Use: Single family residences & undeveloped parcels

Applicant's Justification
The applicant indicates the properties are currently zoned CP and reclassifying the properties to the CG zoning district will better align with the commercial development that will service the neighboring properties. The zone change is justified because the current zoning does not allow for the type of development, such as shops and services, that is needed in this area. The Master Plan identifies the properties as being suitable for Neighborhood Commercial (NC) and proposed reclassification to CG will allow for the type of development that is needed in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0756-01 (ET-0218-04)	First extension of time for a zone change to CRT to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	August 2004
ZC-0756-01	Reclassified the site to a CRT zone to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	September 2001

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du.ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CP	Single-family residential

Related Applications

Application Number	Request
WS-24-0673	A waiver of development standards and design review for a commercial development is a companion item on this agenda.
VS-24-0672	A vacation and abandonment of easements is a companion item on this agenda.
TM-24-500146	A tentative map for a commercial subdivision is a companion item on this agenda.

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

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The properties are planned Neighborhood Commercial (NC) which are areas intended for a mix of retail, restaurant, offices, service commercial, and other professional services. Reclassifying the properties to a CG zone is in conformance with the Master Plan and would allow for development that is compatible with the area that would serve the abutting residential development. East of the site on the north and south sides of Windmill Lane between Rancho Destino Road and Amigo Street are currently 9 parcels that are zoned CG. The reclassification of this site to CG would be a continuation of an existing trend in this area. Approval of this request would comply with Policy 6.1.2 of the Master Plan which encourages planning for a mix of residential and non-residential uses to support a balance of jobs and housing within the Las Vegas Valley. For these reasons, staff finds the request for CG is appropriate for this location.

Staff Recommendation
Approval.

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

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PRELIMINARY STAFF CONDITIONS:

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-09-403-026 and APN 177-09-403-029; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0502-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS: 1 card
PROTESTS: 1 card

COUNTY COMMISSION ACTION: January 8, 2025 – HELD – To 01/22/25 – per the applicant.

COUNTY COMMISSION ACTION: January 22, 2025 – HELD – To 03/05/25 – per the applicant.

COUNTY COMMISSION ACTION: March 5, 2025 – HELD – To 04/16/25 – per the applicant.

APPLICANT: PHILLIP REGESKI
CONTACT: PHILLIP REGESKI, 1740 DELL RANGE BOULEVARD, SUITE H-454, CHEYENNE, WY 82009

DRAFT

Department of Comprehensive Planning
Application Form

14A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

DETAILED SUMMARY PROJECT DESCRIPTION

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Constuct parking onsite. Complete a zone change; a design review; and a final map.

PROPERTY OWNER INFORMATION

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC
ADDRESS: 10016 NETHERTON DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

APPLICANT INFORMATION (must match online record)

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC
ADDRESS: 10016 NETHERTON DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID #
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: PHILLIP REGESKI, P.E. PROJECT MANAGER
ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454
CITY: CHEYENNE STATE: WY ZIP CODE: 82009 REF CONTACT ID #
TELEPHONE: 307-757-5070 CELL 307-757-5070 EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

Ken Matonovich — Property Owner (Signature)*
KENNETH MATONOVICH — Property Owner (Print)
3/19/24 — Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) ZC-24-0671
PC MEETING DATE —
BCC MEETING DATE 1/8/25
TAB/CAC LOCATION enterprise DATE 12/11/24
ACCEPTED BY
DATE 11/18/24
FEES $1,200

02/05/2024

ZC

24-100578

JUSTIFICATION LETTER FOR ZONE CHANGE
APR-24-100578
ONE-LOT COMMERCIAL SUBDIVION
AP 177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

November 1, 2024

Clark County Development Services
Clark County Comprehensive Planning
Clark County, Nevada

INTRODUCTION

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

ZONE CHANGE

The current zoning of this property is Commercial Professional (CP). It is proposed to be revised to General Commercial (CG) to better align with commercial development that will service the neighborhood properties. The proposed change is justified because the current zoning does not allow for the type of development that is needed in this area. The county's master plan identifies this property as being suitable for Neighborhood commercial and the proposed zoning classification of CG will allow for the development of this type of project.

Please call (307-757-5070) or email (pregeski@engalliance.com) me with any questions or concerns.
Respectfully,
Phillip Regeski, P.E.
Project Engineer of Record.

File: JUSTIFICATION LETTER - ZONE CHANGE.pdf
174.1 zone change justification letter 11-1-24.docx

ZC-24-0671

04/16/25 BCC AGENDA SHEET

15 **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Windmill Lane located between Haven Street and Rancho Destino Road (previously not notified) within Enterprise (description on file). MN/sd/kh (For possible action)

RELATED INFORMATION:

APN:
177-09-403-023; 177-09-403-026 through 177-09-403-029

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of 3 foot wide to 33 foot wide patent easements on portions of the subject parcels. In addition, the plans also depict the vacation of 5 feet of right-of-way for Haven Street, Rancho Destino Road, **and Windmill Lane**. The applicant states these easements are no longer needed for the development of the property and the vacation of right-of-way will allow for the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0756-01 (ET-0218-04)	First extension of time for a zone change to CRT to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	August 2004
ZC-0756-01	Reclassified the site to CRT zoning to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	September 2001

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CP	Single-family residential

Related Applications

Application Number	Request
WS-24-0673	Commercial development with waivers of development standards for landscaping, parking, residential adjacency, and an attached sidewalk is a companion item on this agenda.
ZC-24-0671	A zone change from CP to CG is a companion item on this agenda.
TM-24-500146	A tentative map for a commercial subdivision is a companion item on this agenda.

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

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

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Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project. 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS: 1 card

COUNTY COMMISSION ACTION: January 8, 2025 – HELD – To 01/22/25 – per the applicant.

COUNTY COMMISSION ACTION: January 22, 2025 – HELD – To 03/05/25 – per the applicant.

COUNTY COMMISSION ACTION: March 5, 2025 – HELD – To 04/16/25 – per the applicant.

APPLICANT: PHILLIP REGESKI
CONTACT: PHILLIP REGESKI, CHEYENNE, 1740 DELL RANGE BOULEVARD, SUITE H-454, CHEYENNE, WY 82009

DRAFT

Department of Comprehensive Planning
Application Form

15A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

DETAILED SUMMARY PROJECT DESCRIPTION

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Constuct parking onsite. Complete a zone change; a design review; and a final map.

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ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454
CITY: CHEYENNE STATE: WY ZIP CODE: 82009 REF CONTACT ID #
TELEPHONE: 307-757-5070 CELL 307-757-5070 EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

Ken Matonovich — Property Owner (Signature)*
KENNETH MATONOVICH — Property Owner (Print)
3/19/24 — Date

DEPARTMENT USE ONLY

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) VS-24-0672 ACCEPTED BY
PC MEETING DATE — DATE 11/18/24
BCC MEETING DATE 1/8/25 FEES $1,200
TAB/CAC LOCATION enterprise DUE 12/11/24

VAC

02/05/2024

JUSTIFICATION LETTER FOR ZONE CHANGE
APR-24-100578
ONE-LOT COMMERCIAL SUBDIVION
AP 177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

November 1, 2024

Clark County Development Services
Clark County Comprehensive Planning
Clark County, Nevada

INTRODUCTION

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

ZONE CHANGE

The current zoning of this property is Commercial Professional (CP). It is proposed to be revised to General Commercial (CG) to better align with commercial development that will service the neighborhood properties. The proposed change is justified because the current zoning does not allow for the type of development that is needed in this area. The county's master plan identifies this property as being suitable for Neighborhood commercial and the proposed zoning classification of CG will allow for the development of this type of project.

Please call (307-757-5070) or email (pregeski@engalliance.com) me with any questions or concerns.
Respectfully,
Phillip Regeski, P.E.
Project Engineer of Record.

File: JUSTIFICATION LETTER – ZONE CHANGE.pdf
174.1 zone change justification letter 11-1-24.docx

04/16/25 BCC AGENDA SHEET **16** **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping (no longer needed); **2)** reduce buffering and screening (no longer needed); **3)** increase maximum parking (no longer needed); **4)** reduce drive-thru distance to properties subject to residential adjacency; and **5)** allow an attached sidewalk (no longer needed).
DESIGN REVIEW for a commercial development on 3.89 acres in a CG (General Commercial) Zone.

Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action)

RELATED INFORMATION:

APN:
177-09-403-023; 177-09-403-026 through 177-09-403-029

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce parking lot landscaping finger islands and trees where required per Section 30.04.01D (no longer needed).
2. Reduce the width of the landscape buffer adjacent to a less intense district to 10 feet where 15 feet is required per Section 30.04.02C (a 33% reduction) (no longer needed).
3. Allow 192 parking spaces where 78 parking spaces are required and a maximum of 90 parking spaces is permissible per Section 30.04.04D (no longer needed).
4. Reduce the distance from a drive-thru to properties subject to residential adjacency to 190 feet where 200 feet is required per 30.04.06E (a 5% reduction).
5. Allow an attached sidewalk on Windmill Lane where a detached sidewalk is required per Section 30.04.08C (no longer needed).

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: 110 E. Windmill Lane & 8075 Rancho Destino Road
- Site Acreage: 3.89
- Project Type: Commercial development
- Number of Stories: 1

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- Building Height (feet): 32
- Square Feet: 27,422
- Parking Required/Provided: 78/192
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a new commercial retail center on 5 different parcels located on the north side of Windmill Lane between Haven Street and Rancho Destino Road. Currently, there are 2 existing single-family residential homes on 2 of the parcels. The existing home adjacent to Haven Street will be demolished due to poor conditions and the existing home adjacent to Rancho Destino Road will remain and be remodeled to accommodate commercial uses. Access to the site is from 1 driveway that is centrally located on Windmill Lane. Pedestrian pathways are shown from Windmill Lane and between the buildings. A total of 6 commercial buildings are proposed, including the converted residence, with a mixture of both retail and restaurants. The 3 buildings closest to Windmill Lane show drive-thru lanes. The drive-thru lanes for the central and eastern buildings are buffered from the north by the proposed retail buildings, while the drive-thru lane for the western building is only partially buffered from the residential properties to the north A total of **88** parking spaces are provided where 78 parking spaces are required and a maximum of **89** parking spaces are permissible. Along Windmill Lane is a detached sidewalk will be installed with landscaping per Code.

Landscaping

The plans depict landscaping along Windmill Lane, Rancho Destino Road, and Haven Street. Haven Street, Rancho Destino Road **and Windmill Lane** will **each** have detached sidewalks with landscape strips on both sides of a detached sidewalk. A 10 foot wide landscape strip is shown along Windmill Lane. The plans depict interior parking lot landscaping; **with landscape islands are shown every 6 spaces**. The landscape buffer along the north property line is **15** feet.

Elevations

The plans depict commercial buildings that vary in height from 22 feet to 32 feet. The buildings' exterior depicts a stucco finish with stone veneer columns, stone materials, pitched roofline and parapet walls, glazed storefront windows, and metal canopies. The commercial buildings incorporate horizontal articulation with variation in roofline, and changes in texture, materials, surface colors, and columns.

Floor Plans

Buildings A and B are proposed retail and restaurant spaces. Buildings C, D, and E are proposed restaurants with drive-thrus. Building F, which is the dwelling that will be converted, shows office spaces, but the applicant indicates this building may be for retail as well.

Applicant's Justification

The applicant states the commercial site is justified on this parcel because it will be developed with shops and services that are essential to the adjacent residential neighborhoods. The home adjacent to Haven Street will be demolished because it is in poor condition. The home adjacent to Rancho Destino Road will remain because it is in very good condition and can be remodeled to accommodate a commercial use. The request for **88** parking spaces where a maximum of 89

DRAFT

parking spaces are permissible as some of the buildings could potentially become restaurants. The drive-thrus will have very little effect on the residential areas to the north.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0756-01 (ET-0218-04)	First extension of time for a zone change to CRT to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	August 2004
ZC-0756-01	Reclassified the site to CRT zoning to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du.ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CP	Single-family residential

Related Applications

Application Number	Request
ZC-24-0671	A zone change from CP to CG is a companion item on this agenda.
VS-24-0672	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.
TM-24-500146	A tentative map for a commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1
No longer needed.

Waiver of Development Standards #2
No longer needed.

Waiver of Development Standards #3
No longer needed.

Waiver of Development Standards #4
Staff can support the request to reduce the residential adjacency for a drive-thru to less than 200 feet. Building C has a drive-thru that begins adjacent to Haven Street and is 190 feet away from the residential properties to the north. In addition, the applicant proposes **5 large trees within the landscape buffer area directly north of the drive-thru in addition to a landscape island and landscape area to help screen the drive-thru from the residential uses to the north. Those trees are in addition to the trees provided for the landscape buffer at the north property line should mitigate any impact to the adjacent single-family residential development.** While the other 2 drive-thru buildings will be buffered by the on-site retail buildings, Building C will only partially be buffered. The revised plans and additional landscaping will help screen the drive-thru; therefore, staff can support this waiver request.

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

The design of the buildings is appropriate for the site. Therefore, staff **can** support the proposed design review.

Public Works - Development Review
Waiver of Development Standards #5
No longer needed.

Staff Recommendation
Approval.

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

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PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project; 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-09-403-026 and APN 177-09-403-029; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0502-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS: 1 card
PROTESTS: 2 cards

DRAFT

COUNTY COMMISSION ACTION: January 8, 2025 – HELD – To 01/22/25 – per the applicant.

COUNTY COMMISSION ACTION: January 22, 2025 – HELD – To 03/05/25 – per the applicant.

COUNTY COMMISSION ACTION: March 5, 2025 – HELD – To 04/16/25 – per the applicant.

APPLICANT: PHILLIP REGESKI
CONTACT: PHILLIP REGESKI, CHEYENNE, 1740 DELL RANGE BOULEVARD, SUITE H-454, CHEYENNE, WY 82009

DRAFT

Department of Comprehensive Planning
Application Form

16A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

DETAILED SUMMARY PROJECT DESCRIPTION

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Constuct parking onsite. Complete a zone change; a design review; and a final map.

PROPERTY OWNER INFORMATION

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC
ADDRESS: 10016 NETHERTON DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

APPLICANT INFORMATION (must match online record)

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC
ADDRESS: 10016 NETHERTON DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID #
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: PHILLIP REGESKI, P.E. PROJECT MANAGER
ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454
CITY: CHEYENNE STATE: WY ZIP CODE: 82009 REF CONTACT ID #
TELEPHONE: 307-757-5070 CELL 307-757-5070 EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

Ken Matonovich — Property Owner (Signature)*
KENNETH MATONOVICH — Property Owner (Print)
3/19/24 — Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) WS-24-0623
PC MEETING DATE —
BCC MEETING DATE 1/8/25
TAB/CAC LOCATION enterprise
DATE 12/11/24
ACCEPTED BY
DATE 11/18/24
FEES $1,300

02/05/2024

JUSTIFICATION LETTER FOR ZONE CHANGE
APR-24-100578
ONE-LOT COMMERCIAL SUBDIVION
AP 177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

November 1, 2024

Clark County Development Services
Clark County Comprehensive Planning
Clark County, Nevada

INTRODUCTION

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

DESIGN REVIEW.

The planning inclusion of the DESIGN REVIEW is justified and needed in two ways for this project.

First, the parcel has two existing single family homes on the property. The home adjacent to Haven Street will be demolished because it is in poor condition. The home adjacent to Rancho Destino Street will remain, because it is in very good condition and can be remodeled to accommodate a commercial use.
The DESIGN REVIEW, therefore, is required to revise the residence into a commercial building.

Second, the future development of the one-lot commercial subdivision can have a variety of buildings included in the final design. The first-floor elevations of each building could have a difference of greater than 18" above or below the adjacent existing neighboring buildings. The DESIGN REVIEW is justified to address the future building elevations and the general design of each building and the layout of the entire site.

Please note that the developer expects to construct each building as shown for commercial leasing.

SITE PLAN

The site plan is included to address the onsite design and the offsite design. Please note the following.

PARKING
The developer expects to develop the site to accommodate approximately half of the buildings as restaurants and/or fast foods (1 parking space per 150 sf, 14.942 sf.), and half as retail sales (1 parking space per 350 sf, 12.480 sf.).
The parking spaces required for the food service is 100 spaces.
The parking spaces required for retail is 36 spaces.
The total required parking spaces is 136. The spaces provided is 192 spaces.

The structural site plan (S-1) and the Site Plan (C1) shows the onsite parking and the calculations of the parking spaces provided.

WAIVER OF DEVELOPMENT STANDARDS

NORTH PROPERTY LINE BUFFER LANDSCAPING AREA
The Clark County code requires a 15' landscape area adjacent to the north property line. The intense buffer area (as shown on FIG. 30.64-12) is required because the existing property, north of the north property line, is currently zoned as residential. And one of the parcels is currently constructed as a single family home property. The developer is asking that this be reduced to a 10 foot landscape area. The justification for the reduction is that the other developments proposed, or constructed, along Windmill have 10 foot landscape areas for that buffer area.

Please call (307-757-5070) or email (pregeski@engalliance.com) me with any questions or concerns.
Respectfully,
Phillip Regeski, P.E.
Project Engineer of Record.

File: 174.1 justification letter 8-25-24.docx
justification letter-WS DR.pdf

04/16/25 BCC AGENDA SHEET **17** **UPDATE**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone.

Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action)

RELATED INFORMATION:

APN:
177-09-403-023; 177-09-403-026 through 177-09-403-029

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: 8075 Rancho Destino Road & 110 E. Windmill Lane
- Site Acreage: 3.89
- Project Type: Commercial
- Number of Lots/Units: 1

The plans depict a 1 lot commercial subdivision located on the north side of Windmill Lane between Haven Street and Rancho Destino Road. Five separate parcels will be merged into 1 commercial subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0756-01 (ET-0218-04)	First extension of time for a zone change to CRT to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	August 2004
ZC-0756-01	Reclassified the site to CRT zoning to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du.ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CP	Single-family residential

Related Applications

Application Number	Request
WS-24-0673	Commercial development with waivers of development standards for landscaping, parking, residential adjacency, and an attached sidewalk is a companion item on this agenda.
VS-24-0672	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.
ZC-24-0671	A zone change from CP to CG is a companion item on this agenda.

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

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;

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- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project. 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: January 8, 2025 – HELD – To 01/22/25 – per the applicant.

COUNTY COMMISSION ACTION: January 22, 2025 – HELD – To 03/05/25 – per the applicant.

COUNTY COMMISSION ACTION: March 5, 2025 – HELD – To 04/16/25 – per the applicant.

APPLICANT: PHILLIP REGESKI
CONTACT: PHILLIP REGESKI, 1740 DELL RANGE BOULEVARD, SUITE H-454, CHEYENNE, WY 82009

DRAFT

Department of Comprehensive Planning
Application Form

17A

ASSESSOR PARCEL #(s): 177-09-403-023; 026; 027; 028; 029

PROPERTY ADDRESS/ CROSS STREETS: HAVEN ST. AND WINDMILL LANE AND RANCHO DESTINO ST.

DETAILED SUMMARY PROJECT DESCRIPTION

Combine 5 parcels into a one lot commercial subdivision. Construct improvements in Haven and Rancho Destino streets. Construct a driveway off of Windmill Lane and Haven Street. Construct 5 commercial buildings on the site and remodel an existing residence into a commercial building. Constuct parking onsite. Complete a zone change; a design review; and a final map.

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NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC
ADDRESS: 10016 NETHERTON DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

APPLICANT INFORMATION (must match online record)

NAME: KENNETH MATONOVICH AS MANAGING PARTNER IN LLC
ADDRESS: 10016 NETHERTON DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID #
TELEPHONE: 702-860-7850 CELL 702-860-7850 EMAIL: KEN@COSTELLOLV.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: PHILLIP REGESKI, P.E. PROJECT MANAGER
ADDRESS: 1740-H DELL RANGE BLVD., SUITE 454
CITY: CHEYENNE STATE: WY ZIP CODE: 82009 REF CONTACT ID #
TELEPHONE: 307-757-5070 CELL 307-757-5070 EMAIL: PREGESKI@ENGALLIANCE.COM

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

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

Ken Matonovich — Property Owner (Signature)*
KENNETH MATONOVICH — Property Owner (Print)
3/19/24 — Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) tm-24-500146
PC MEETING DATE —
BCC MEETING DATE 1/8/25
TAB/CAC LOCATION enterprise DATE 12/11/24
ACCEPTED BY
DATE 11/12/24
FEES $750

02/05/2024

JUSTIFICATION LETTER
ONE-LOT COMMERCIAL SUBDIVION
177-09-403027, 177-09-403-023, 177-09-403-026, 177-09-403-028, 177-09-403-029

September 10, 2024

Clark County Development Services
Clark County Comprehensive Planning
Clark County, Nevada

INTRODUCTION

This JUSTIFICATION LETTER addresses the planning items needed to create a one-lot commercial subdivision on the north side of Windmill Lane between Haven and Rancho Destino Streets in unincorporated Clark County. The commercial site is justified on this parcel because it will be developed as a commercial development with shops and services that are essential to the adjacent residential neighborhoods.

Please note the following:

TENTATIVE MAP

The map, and included sheets, are all part of the overall Tentative map.

Sheet T1 is the map plan view. It shows the proposed layout of the site as a one-lot commercial subdivision. A one-lot subdivision is justified because it provides the options to further subdivide the map with RECORD OF SURVEYS. This will allow the final design of the commercial area to fit the needs of the adjacent neighborhoods.

Sheet T2 shows the property sections at the north, south, east and west property lines. This shows how the developed site will conform to the adjacent parcels.

Sheet T3 shows that the property is currently split into 5 separate parcels (177-09-403-027, 177-09-403023, 177-09-403-026, 177-09-403-028, 177-09-403-029). The separate parcels will be reverted to one parcel and the separation lot lines will be eliminated.

Sheet T4 shows the landscaping that will be installed as part of the offsite improvements associated with the project.

ZONE CHANGE

The current zoning of this property is Commercial Professional (CP). It is proposed to be revised to General Commercial (CG) to better align with commercial development that will service the neighborhood properties. The proposed change is justified because the current zoning does not allow for the type of development that is needed in this area. The county's master plan

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04/16/25 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0176-NALA PROPERTIES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Conquistador Street (alignment) and between Ford Avenue and Pebble Road, and a portion of right-of-way being Pebble Road within Enterprise (description on file). JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:
176-18-401-011; 176-18-401-012; 176-18-801-009 through 176-18-801-011

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

BACKGROUND:
Project Description
The applicant requests to vacate existing easements on the subject parcels as well as vacating a portion of right-of-way being Pebble Road. These easements are no longer necessary for the development of the site, and vacating a portion of Pebble Road is required to install detached sidewalks for a proposed single-family residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700034	Redesignated the site from RN, OL, and LN to MN	Approved by BCC	December 2023
ZC-23-0678	Reclassified the site from R-E, R-E (RNP-I), and R-2 to R-2 only for a single-family residential development	Approved by BCC	December 2023
NZC-22-0222	Reclassified APN 176-18-801-011 from R-E to R-2 for a single-family residential development	Approved by BCC	August 2022
TM-22-500076	32 single family residential lots on APN 176-18 801-011	Approved by BCC	August 2022
VS-22-0223	Vacated and abandoned a flood control easement on APN 176-18-801-011	Approved by BCC	August 2022
PA-21-700003	Removed an 80 foot wide right-of-way being Grand Canyon Drive located between Pebble Road and Ford Avenue from the Transportation Map of the Master Plan	Adopted by BCC	November 2021

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0512	Allowed an accessory structure prior to a principal structure on APN 176-18-801-009	Approved by BCC	November 2021
VS-21-0513	Vacated and abandoned government patent easements and a portion of right-of-way being Pebble Road on APN 176-18-801-009	Approved by BCC	November 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands; Ranch Estate Neighborhood (up to 2 du/ac); & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Flood channel, undeveloped, & single-family residential
South	Open Lands; Ranch Estate Neighborhood (up to 2 du/ac); & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residential
East	Open Lands	RS20	Flood channel & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

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

Related Applications

Application Number	Request
WS-25-0175	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500040	A tentative map for 122 single-family residential lots 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 and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

DRAFT

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Pebble Road;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Blue Diamond Wash Trail improvement project;
- 90 days to record said separate document for the Blue Diamond Wash Trail improvement project;
- Vacation shall not record until the area needed for drainage purposes is dedicated in fee to Clark County Public Works;
- Coordinate with Public Works - Development Review Division to revise the legal description to exclude the area needed for drainage purposes;
- Any area needed for drainage purposes shall be dedicated in fee to Clark County Public Works;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

DRAFT

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: D.R. HORTON
CONTACT: DHI ENGINEERING, 1081 WHITNEY RANCH DRIVE, HENDERSON, NV 89014

DRAFT

Department of Comprehensive Planning
Application Form

18A

ASSESSOR PARCEL #(s): 176-18-401-011, 176-18-401-012

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Park Street

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Park North - 122 Single Family Residential lot community

PROPERTY OWNER INFORMATION

NAME: Nala Properties, LLC
ADDRESS: 269 Beverly Drive, Suite #322
CITY: Beverly Hills STATE: CA ZIP CODE: 90212
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: D.R. Horton, Inc.
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-635-3608 CELL EMAIL: mjmarkvan@drhorton.com

CORRESPONDENT INFORMATION (must match online record)

NAME: DHI Engineering / Brandi Reid
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-413-0955 CELL 725-270-0087 EMAIL: bmreid@drhorton.com

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

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

Property Owner (Signature)* | Alan L. Isaacman, Managing Member Property Owner (Print) | 9/24/2024 Date

DEPARTMENT USE ONLY

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☒ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # VS-25-0176 ACCEPTED BY RG
PC MEETING DATE DATE 2/19/25
BCC MEETING DATE 4/16/25 FEES $1,200
LAND USE DESIGNATION Enterprise DATE 3/26/25

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-18-801-009

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Park Street

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Park North - 122 Single Family Residential lot community

PROPERTY OWNER INFORMATION

NAME: Nala Properties LLC and 215 Properties LLC
ADDRESS: 269 South Beverly Drive, Suite #322
CITY: Beverly Hills STATE: CA ZIP CODE: 90212
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: D.R. Horton, Inc.
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-635-3608 CELL EMAIL: mjmarkvan@drhorton.com

CORRESPONDENT INFORMATION (must match online record)

NAME: DHI Engineering / Brandi Reid
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-413-0955 CELL 725-270-0087 EMAIL: bmreid@drhorton.com

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

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

Property Owner (Signature)* | Alan L. Isaacman, Managing Member of Nala and 215 Property Owner (Print) | 9/24/2024 Date

DEPARTMENT USE ONLY

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ NZ	☐ FA	☐ SC	☐ TC	☒ VS	☐ ZC
☐ AG	☐ OR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # VS-25-0176
FILING DATE
PLANNING DATE 4/16/25
GROUP DESIGNATION Enterprise
DIR 3/26/25
ACCEPTED BY RG
DATE 2/19/25
FEE $1,200

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-18-801-010

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Park Street

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Park North - 122 Single Family Residential lot community

PROPERTY OWNER INFORMATION

NAME: 215 Properties LLC
ADDRESS: 6345 South Jones Blvd, Suite #400
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: D.R. Horton, Inc.
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-635-3608 CELL EMAIL: mjmarkvan@drhorton.com

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ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-413-0955 CELL 725-270-0087 EMAIL: bmreid@drhorton.com

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

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

Property Owner (Signature)* | Alan L. Isaacman, Managing Member (Property Owner (Print)) | 9/24/2024 (Date)

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☒ VS	☐ ZC
☐ [illegible]	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION NUMBER: VS-25-0176 | RECEIVED BY: RG
PC MEETING DATE: | DATE: 2/19/25
BCC MEETING DATE: 4/16/25 | FEE: $1,200
PUBLIC LOCATION: Enterprise DATE: 3/26/25

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-18-801-011

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Park Street

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Park North - 122 Single Family Residential lot community

PROPERTY OWNER INFORMATION

NAME: Add Pebble LLC c/o Nala Properties, LLC
ADDRESS: 269 South Beverly Drive, Suite #322
CITY: Beverly Hills STATE: CA ZIP CODE: 90212
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: D.R. Horton, Inc.
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-635-3608 CELL EMAIL: mjmarkvan@drhorton.com

CORRESPONDENT INFORMATION (must match online record)

NAME: DHI Engineering / Brandi Reid
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-413-0955 CELL 725-270-0087 EMAIL: bmreid@drhorton.com

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

Property Owner (Signature)* | Alan L. Isaacman, Manager (Property Owner (Print)) | 9/24/2024 (Date)

DEPARTMENT USE ONLY

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☐ AG	☐ OR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # VS-25-0176 ACCEPTED BY RG
FILING DATE DATE 2/19/25
BOC MEETING DATE 4/16/25 FEES $1,200
TAXPAYER NAME Enterprise DATE 3/26/25

02/05/2024

DHI Engineering, LLC

DHI Engineering, LLC
1081 Whitney Ranch Dr.
Suite 141
Henderson, NV 89014

702.655-3500 office
www.drhorton.com

January 21, 2025

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

RE: Pebble Park North
Vacation Justification Letter
APNs 176-18-401-011, 012 and 178-18-801-009, 010, and 011

Dear Sir/Madam:

On behalf of our Client, D.R. Horton, DHI Engineering respectfully request the vacation of BLM patent easements, BLM right-of-way easement and Public right-of-way. The Public right-of-way vacation is to accommodate the detached sidewalks. These vacations are needed to develop the site fully as shown on the Tentative Map and Site Plan submitted with this application package.

We appreciate your review and approval. Please give me a call on 725-270-2772 if you have any questions or concerns.

Cordially,
DHI Engineering

Gia D. Nguyen, P.E.
Area President

2/19/25
PLANNER COPY
VS-25-0176

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0175-NALA PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following **1)** increase retaining wall height; **2)** increase fill height; **3)** eliminate street landscaping; and **4)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** hillside development; and **2)** proposed single-family residential development on 23.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:
176-18-401-011; 176-18-401-012; 176-18-801-009 through 176-18-801-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a proposed retaining wall to 6 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 100% increase).
2. a. Increase fill height to 6 feet along the west property line where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
   b. Increase fill height to 19 feet along the west property line where a maximum of 6 feet is allowed to be placed within 20 feet of a shared residential property line per Section 30.04.06F (a 216% increase).
   c. Increase fill height to 20 feet where a maximum of 9 feet along the west property line is allowed to be placed within 50 feet of a shared residential property line per Section 30.04.06F (a 122% increase).
3. Reduce street landscaping along a portion of Pebble Road to one, 5 foot wide landscape strip where two, 5 foot wide landscape strips are required on both sides of a detached sidewalk.
4. a. Reduce the back of curb radius to 15 feet where 20 feet is the minimum required per Uniform Standard Drawing 201 (a 25% reduction).
   b. Reduce the separation from the back of curb to a driveway to 8 feet where 12 feet is the minimum required per Uniform Standard Drawing 222 (a 33% reduction).

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

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BACKGROUND:
Project Description
General Summary

- Site Acreage: 23.10
- Project Type: Proposed single-family residential development
- Number of Lots: 122
- Density (du/ac): 5.28
- Minimum/Maximum Lot Size (square feet): 3,301/15,320
- Number of Stories: 2
- Building Height (feet): 23 (maximum)
- Square Feet: 1,865 to 2,754

Site Plans
The plans depict a proposed single-family residential development consisting of 122 residential and 4 common element lots on 23.10 acres. The proposed development is located north of Pebble Road and on the east and west sides of the Grand Canyon Drive alignment. Access to the site is provided by 3 proposed driveways which lead to internal private streets. The plan shows that Lots 35 through 46 and Lots 145 through 156 face south toward Pebble Road. The remaining lots face internal toward the proposed development.

The subject parcels are comprised of unique topography. Starting from Pebble Road, the subject parcels slope downward approximately 30 feet toward the existing flood channel to the north. The southern portion of parcels 176-18-401-012, 176-18-801-009, and 176-18-801-011 are within an area with slopes greater than 12 percent. The proposed project is considered a hillside development per Section 30.04.05K. Due to the existing topography and the proposed development is within the Neighborhood Protection Overlay to the west, the applicant is requesting the following waivers of development standards.

The applicant is requesting to increase the height of a proposed retaining wall to 6 feet where 3 feet is the maximum allowed per Section 30.04.03C. This retaining wall is located along the west property lines of Lots 131, adjacent to an existing single-family residence to the west.

Furthermore, additional waivers of development standards are required since the applicant is proposing to increase fill height. The westernmost property line of the development is shared with the existing single-family residence to the west. Submitted cross sections show the following areas which require waivers of development standards for increase of fill height:

- Increase fill height to 6 feet along the west property line where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line.
- Increase fill height to 19 feet along the west property line where a maximum of 6 feet is allowed to be placed within 20 feet of a shared residential property line.
- Increase fill height to 20 feet where a maximum of 9 feet along the west property line is allowed to be placed within 50 feet of a shared residential property line.

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Lastly, the applicant is requesting alternative driveway geometrics related to the reduction of the back of curb radii and reducing the separation of a back of curb to a driveway.

Landscaping

Detached sidewalks are provided along the south property line of the proposed development (Pebble Road). However, on the west half of the development the applicant is proposing only one, 5 foot wide landscape strip where two, 5 foot wide landscape strips are required on each side of a detached sidewalk. The lots which are affected by the reduction of the street landscaping are Lots 35 to 46 and Lots 145 to 156 and these lots front Pebble Road. The trees along this area will be planted to accommodate the driveways for the aforementioned lots.

However, the landscape plan shows that the east half of the development (along Pebble Road for Lots 64 to 83) will include detached sidewalks with two, 5 foot wide landscape strips and the trees will be spaced every 30 feet on center. Lastly, additional landscaping is provided along the north side of the development within Common Element A. The plans show walking paths with more than 40 additional trees and a variety of shrubs to be planted within this area.

Elevations

The plans show 1 and 2 story model home options. The maximum building height is 23 feet. The elevations on all 4 sides have a combination of stucco, decorative faux window shutters on some elevation options, concrete roof tile with variable rooflines, wall off-sets, coach lighting, decorative foam trim, stone veneer on some elevation option, and a variety of garage door patterns.

Floor Plans

The plans depict single-family residences with 3 to 5 bedrooms, and 2.5 to 3 bathrooms. Each home will have 2 car and 3 car garage options.

Applicant's Justification

Per the applicant, the site slopes significantly from Pebble Road to the existing wash to the north. The existing neighbor to the west designed their home as a tier pad with the existing house located on the high side and the backyard located on the low side. Due to the extreme topography a tiered retaining wall is required and increasing the retaining wall to 6 feet is necessary. This occurs on the west property line of Lot 131.

The increase in fill height is located along the westernmost property line of the development, adjacent to the existing single-family residence to the west. Since the existing property to the west has a split pad with the home on the high side and the backyard on the low side, the difference between the pads is approximately the same fill the applicant is requesting.

The applicant will not install the second 5 foot wide landscape strip adjacent to the detached sidewalk along Pebble Road (west half of the development). The applicant will only provide one, 5 foot wide landscape strip with a detached sidewalk in front of Lots 35 through 46 and 145 through 156 because these lots will take access onto Pebble Road. The lot lines for these lots will go to the back of sidewalk and this area will be owned by the future homeowners.

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The applicant is requesting to reduce the minimum back of curb radius from 20 feet to 15 feet. By allowing this reduction, this will allow a 12 foot distance between the back of curb radius to the edge of driveway meeting the Uniform Standard Drawing 222 for most of the street intersection. In addition, the applicant is requesting to reduce the distance between the back of curb return to the edge of driveway from 12 feet to 8 feet as required by the Uniform Standard Drawing 222. This condition occurs at lot 59 only as shown in the submitted Tentative Map and Site Plan. This is a "T" intersection with the north leg end in the stub street with only 2 houses fronting it; therefore, traffic at this area is at a minimum.

Since the site slopes toward the flood channel to the north and most of the site will be disturbed, the applicant is requesting a design review for hillside development per Title 30. Per the applicant, there is no other site in the surrounding area that would be or is considered in the hillside development as specified in Title 30 Development Code.

The single-story model homes will be constructed on Lots 131, 132, 133, and 156 all of which have a minimum square footage of over 10,000 square feet lot size and will be on along the west property of the development. These homes will create a nice buffer to the adjacent single-family residence to the west. The 2 story homes will be constructed throughout the site. The proposed elevations will create a nice variety of street scenes throughout the neighborhood. By granting these requests, this proposed development will not have any negative impact on the existing neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700034	Redesignated the site from RN, OL, and LN to MN	Approved by BCC	December 2023
ZC-23-0678	Reclassified the site from R-E, R-E (RNP-I), and R-2 to an R-2 for a single-family residential development	Approved by BCC	December 2023
NZC-22-0222	Reclassified APN 176-18-801-011 from R-E to R-2 for a single-family residential development	Approved by BCC	August 2022
TM-22-500076	32 single family residential lots on APN 176-18 801-011	Approved by BCC	August 2022
VS-22-0223	Vacated and abandoned a flood control easement on APN 176-18-801-011	Approved by BCC	August 2022
PA-21-700003	Removed an 80 foot wide right-of-way being Grand Canyon Drive located between Pebble Road and Ford Avenue from the Transportation Map of the Master Plan	Adopted by BCC	November 2021
UC-21-0512	Allowed an accessory structure prior to a principal structure on APN 176-18-801-009	Approved by BCC	November 2021
VS-21-0513	Vacated and abandoned patent easements and a portion of right-of-way being Pebble Road on APN 176-18-801-009	Approved by BCC	November 2021

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands; Ranch Estate Neighborhood (up to 2 du/ac); & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Flood channel, undeveloped, & single-family residential
South	Open Lands; Ranch Estate Neighborhood (up to 2 du/ac); & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residential
East	Open Lands	RS20	Flood channel & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

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

Related Applications

Application Number	Request
VS-25-0176	A vacation and abandonment of patent easements and a portion of right-of-way being Pebble Road is a companion item on this agenda.
TM-25-500040	A tentative map for 122 single-family residential lots is a companion item on this agenda.

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

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

Waivers of Development Standards #1 & #2
The intent of limiting the amount of fill and height of retaining walls is to minimize and mitigate the impact of increased finished grade adjacent to existing single-family residences. The fill height is necessary due to the extreme topography, because Pebble Road is at a much higher grade and slopes downwards towards the north property line. The west property line of the development is shared with an existing adjacent NPO-RNP neighborhood. Staff recognizes there

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may be design constraints for the project site; however, increasing the fill height and retaining wall height along the shared residential property line to the west may potentially impact the existing single-family residence and character of the NPO-RNP area. Title 30 allows an increase in retaining wall height when tiered; however, the applicant is requesting to use tiered walls along the west property line of 6 feet in height where a maximum of 3 feet is allowed. The total tiered retaining wall height ranges from 6 feet and the retaining walls will be topped with a 6 foot high screen wall. This request is a self-imposed hardship that can be rectified with a reduction of lots and a wall redesign. Therefore, staff cannot support these requests.

Waiver of Development Standards #3

Since the applicant is proposing to reduce the street landscaping, the development will not contribute to reducing the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. The required landscaping creates streets that are safe and enjoyable for people walking, biking, taking transit, or driving. Reducing the width of the required street landscaping is a self-imposed hardship that can be rectified by adding a second landscape strip behind the detached sidewalk. Therefore, staff cannot support this request.

Design Reviews

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

The purpose of the hillside development standards is to protect these types of natural areas. The restrictions set forth in Title 30 provide for the reasonable, safe, and aesthetic use of the steep and inconsistent topography of natural hillsides. The standards support minimized grading and site disturbance to maximize compatibility with the natural terrain and preserve sensitive environments on the hillside. Staff finds the preliminary grading plan and cross-sections do not comply with the development restrictions. The drawings indicate the residential lots are proposed within the entire hillside area, with slopes ranging between 12 to 25 percent. Although the applicant proposes 4-sided architecture for the model homes, the proposed homes do not have limited slab on grade with staggered floor elevations to avoid massive building forms, excessive cuts and fill, and surfaces which contrast with the surrounding terrain. The proposed architecture is typical of single-family residences that are previously approved throughout the area. The proposed architecture does not have predominant horizontal features as required per code. Title 30 states that vertical features should be minimized and generally used to accentuate entryways, garages, main doors, or similar features. Furthermore, Title 30 states that structures shall not have a negative visual impact on ridgeline elevations. A viewshed analysis was not provided to demonstrate compliance with this Section 30.04.05k.8. For these reasons, and since staff does not support the tentative map, staff does not support these requests.

Public Works - Development Review

Waiver of Development Standards #4a

Staff cannot support the request to reduce the back of curb radius (BCR) for the spandrels within the development. With smaller turning radii, motorists will need to make tighter turns around

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spandrels, increasing the chance of collisions with pedestrians or vehicles on the other side of the spandrels.

Waiver of Development Standards #4b
Staff cannot support the request to reduce the distance from back of curb radius (BCR) to the driveway for Lot 59. The reduction increases the chance of vehicle collisions from motorists turning around a corner with limited visibility and reaction time as the driveway is too close to the spandrel.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Pebble Road;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Blue Diamond Wash Trail improvement project;
- 90 days to record said separate document for the Blue Diamond Wash Trail improvement project;
- Applicant to install "No Parking" signs in the development where waivers are being requested;

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- Any area needed for drainage purposes shall be dedicated in fee to Clark County Public Works;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0241-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: D.R. HORTON
CONTACT: DHI ENGINEERING, 1081 WHITNEY RANCH DRIVE, HENDERSON, NV 89014

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Department of Comprehensive Planning
Application Form

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ASSESSOR PARCEL #(s): 176-18-401-011, 176-18-401-012

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Park Street

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Park North - 122 Single Family Residential lot community

PROPERTY OWNER INFORMATION

NAME: Nala Properties, LLC
ADDRESS: 269 Beverly Drive, Suite #322
CITY: Beverly Hills STATE: CA ZIP CODE: 90212
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: D.R. Horton, Inc.
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-635-3608 CELL EMAIL: mjmarkvan@drhorton.com

CORRESPONDENT INFORMATION (must match online record)

NAME: DHI Engineering / Brandi Reid
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-413-0955 CELL 725-270-0087 EMAIL: bmreid@drhorton.com

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Property Owner (Signature)* | Alan L. Isaacman, Managing Member (Property Owner (Print)) | 9/24/2024 (Date)

DEPARTMENT USE ONLY

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WS-25-0175 ACCEPTED BY: RG
PC MEETING DATE DATE 2/14/25
BCC MEETING DATE 4/16/25 FEES $1,300
PUBLIC NOTICE Enterprise DATE 3/26/25

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-18-801-009

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Park Street

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Park North - 122 Single Family Residential lot community

PROPERTY OWNER INFORMATION

NAME: Nala Properties LLC and 215 Properties LLC
ADDRESS: 269 South Beverly Drive, Suite #322
CITY: Beverly Hills STATE: CA ZIP CODE: 90212
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: D.R. Horton, Inc.
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-635-3608 CELL EMAIL: mjmarkvan@drhorton.com

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Property Owner (Signature)* | Alan L. Isaacman, Managing Member of Nala and 215 Property Owner (Print) | 9/24/2024 Date

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- [ ] TM
- [ ] UC
- [ ] VS
- [ ] WV
- [x] WS
- [ ] ZC
- OTHER

APPLICATION # WS-25-0175 ASSIGNED BY RG
HOME RUN DATE DATE 2/19/25
RECEIVING DATE 4/16/25 FEE $1,300
FINAL LOCATION Enterprise DATE 3/26/25

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-18-801-010

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Park Street

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Park North - 122 Single Family Residential lot community

PROPERTY OWNER INFORMATION

NAME: 215 Properties LLC
ADDRESS: 6345 South Jones Blvd, Suite #400
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: D.R. Horton, Inc.
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
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APPLICATION NUMBER: WS-25-0175
PC MEETING DATE:
BCC MEETING DATE: 4/16/25
TAB/CAC LOCATION: Enterprise
DATE: 3/26/25
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Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-18-801-011

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Park Street

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Park North - 122 Single Family Residential lot community

PROPERTY OWNER INFORMATION

NAME: Add Pebble LLC c/o Nala Properties, LLC
ADDRESS: 269 South Beverly Drive, Suite #322
CITY: Beverly Hills STATE: CA ZIP CODE: 90212
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: D.R. Horton, Inc.
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-635-3608 CELL EMAIL: mjmarkvan@drhorton.com

CORRESPONDENT INFORMATION (must match online record)

NAME: DHI Engineering / Brandi Reid
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-413-0955 CELL 725-270-0087 EMAIL: bmreid@drhorton.com

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

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

Property Owner (Signature)* — Alan L. Isaacman, Manager (Property Owner (Print)) — 9/24/2024 (Date)

DEPARTMENT USE ONLY

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☒ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AC	☒ DR	☐ PUD	☐ SDR	☐ TM	☐ SVC	OTHER

APPLICATION NO. WS-25-0175 ACCEPTED BY Rg
PLANNING DATE DATE 2/19/25
BCC MEETING DATE 4/16/25 FEES $1,300
TENTAT. LOCATION Enterprise DATE 3/26/25

02/05/2024

DHI Engineering, LLC

DHI Engineering, LLC
1081 Whitney Ranch Dr.
Suite 141
Henderson, NV 89014

702.655-3500 office
www.drhorton.com

January 10, 2025

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

RE: Pebble Park North Justification Letter
APNs 176-18-401-011, 012 and 178-18-801-009, 010, and 011

Dear Sir/Madam:

On behalf of our client, D.R. Horton (DRH), DHI Engineering respectfully submits this application for a Tentative Map, Design Review and Waiver of Development Standards for the above referenced project. The proposed development is located north of the intersection of Grand Canyon Drive and Pebble Road.

DRH intends to develop 122 Lots single-family residential subdivision on 23.10 acres, which yields a density of 5.28 units/acre. The minimum lot size is 3,301 square feet. The maximum lot size is 15,320 square feet. The average lot size is 4,071 square feet.

Zoning:
The APNs mentioned above (the site) are currently zoned RS3.3. The surrounding zoning is as follows:

a. North - RS20 located in the existing wash and RS3.3 developed
b. West – RS20
c. East – RS20
d. South (across Pebble Road) – RS20, RS3.3, RS5.2, RS5.2, RS3.3 and RS3.3 developed

Background:
On December 20, 2023; the Board of County Commissioners approved a Master Plan Amendment (PA-23-700034) from RN, OL and LN to MN; and a Zone Change (ZC-23-0678) from R-E, R-E (RNP-I) and R-2 to R-2 zoning.

The new zoning for R-2 under the new Title 30 is RS3.3.

Current Site Plan:
As mentioned above, the current site plan shows 122 single-family residential units. There are three ingress and egress access points provided for the site from Pebble Road. All lots within the development will be accessed from the 43-foot-wide private streets with 4-foot sidewalks on one side. Lots 35 through 46 and 145 through 156 (24 Lots) will take access from Pebble Road, a half street of the 60-foot-wide public street which will be constructed with this project. The site shows one street located on the west side of the project ending with the hammerhead.

Topography:
The existing topography shows slope/drain, generally, from Pebble Road to the existing wash located on the north of the site, with big drop generally at the midpoint of the site. The drop is

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WS-25-0175

over 15 feet in height over a short distance. The slope in this area is over 12 percent. Per Title 30 development code, this portion of this site will be considered hillside area.

Waiver of Development Standards 1 – Retaining Wall Height Waiver:
Per Title 30.04.03(C)(2). As shown on the typical section page in the Tentative Map package, the site drops off significantly from Pebble Road to the existing wash to the north. The existing neighbor designed their house as a tier pad with the existing house located on the high side and the backyard located on the low side. Due to the extreme topography that splits the site, a tiered retaining wall is required. We are asking for a maximum 6-foot retaining wall with a 6-foot-high screen wall on top of the retaining for a total of a 12-foot where a 9-foot maximum height is allowed.

Waiver of Development Standards 2 – Back of Curb Radius:
Per RTC Streets and Highways drawing (RTC) no. 201, the minimum curb return radius for 60-foot right of way or less is 20-foot. We are asking to reduce the minimum back of curb radius from 20-foot to 15-foot. By allowing this reduction, this will allow a 12-foot distance between the back of curb radius to the edge of driveway meeting RTC drawings no. 222 for most of the street intersection.

Waiver of Development Standards 3 – Distance Between Back or Curb Return and Edge of Driveway:
As mentioned in the Waiver of Development Standards 2 above, we are asking you to reduce the distance between the back of curb return to the edge of driveway from 12-foot to 8-foot as required in the RTC drawing no. 222. This condition occurs at lot 59 only as shown in the submitted Tentative Map and Site Plan. This is a "T" intersection with the north leg end in the stub street with only two houses fronting it. Therefore, traffic at this area is at a minimum.

Waiver of Development Standards 4 – Grading:
Per Title 30.0406(F), all grading shall:

1. Not place more than 3 feet of fill a minimum of 5 feet from the shared property line.
2. Not place more than 6 feet of fill for a distance of 20 feet from a shared property line.
3. Not place more than 9 feet of fill for a distance of 50 feet from a shared property line.
4. Where the finished grade along a shared property line is higher, the fill height shall be measured from the corresponding finished grade of the shared property line.

Due to extreme existing topography, we are asking the fill adjacent to the shared property line be as high as 17 feet. The grade difference will be mitigated by a tiered retaining wall maximum 6 feet. Please refer to Section 4 submitted with this application. As mentioned above, the existing property has a split pad with the house on the high side and the backyard on the low side. The difference between the pads is approximately the same fill that we are asking.

We are also asking for the maximum cut and fill grade of 10 feet and 19 feet respectively. As shown on Section 1 provided with this application, extreme existing grades cause this condition to occur.

Waiver of Development Standards 5 – Landscape:
Per Title 30.0406(F), all grading shall:

1. Not place more than 3 feet of fill a minimum of 5 feet from the shared property line.
2. Not place more than 6 feet of fill for a distance of 20 feet from a shared property line.
3. Not place more than 9 feet of fill for a distance of 50 feet from a shared property line.

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WS-25-0175

4. Where the finished grade along a shared property line is higher, the fill height shall be measured from the corresponding finished grade of the shared property line.

Design Review No. 1 – Hillside:
As previously approved, we are asking the hillside requirements for this development be waived and the site to be developed fully. The site is sloped toward the wash to the north and northeast with most of the site being disturbed. There is no other site in the surrounding area that would be or is considered in the hillside development as specified in Title 30 Development Code. This site has special circumstances due to the major wash to the north.

Design Review No. 2 – Hammerhead:
As mentioned above, the use of a hammerhead as a turnaround is needed for this project. It is in the easterly most location of the site. This condition was previously approved. We are asking for the same approval.

Design Review 3 – A Single-Family Residential Development:
Our client would like to construct seven different floor plans on this site. The floor plans square footages vary in size. They are as follows:

a. Plan 1865 - a two-story plan with 1,865 square feet
b. Plan 2295 – a two-story plan with 2,295 square feet
c. Plan 2,400 – a two-story plan with 2,400 square feet
d. Plan 2,538 - a single-story plan with 2,538 square feet
e. Plan 2,754 – a single-story plan with 2,754 square feet

The single-story plan will be used on lots 131, 132, 133, and 156 (all of which have a minimum square footage of over 10,000 square feet lot size). It will create a nice buffer for the adjacent neighbor to the west. The two-story plans will be constructed throughout the site. Lastly, Plan 1,865, Plan 2295 and Plan 2,400 will have three (3) elevations per footprint. Plan 2,538 and Plan 2754 will have four (4) different elevations per footprint. These elevations will create a nice variety of street scenes throughout the neighborhood.

The applications submitted for your review meet the minimum lot size and density requirements for Title 30 under R3.3 Zone. Due to extreme site condition, we are asking for the Waiver of Development Standards and Designed Review mentioned above. By granting these requests, this development will not have any negative impact on the existing neighborhood.

We appreciate your review and approval of these applications. Please give me a call on 725-270-2772 if you have any questions or concerns.

Cordially,
DHI Engineering

Gia D. Nguyen, P.E.
Area President

2/19/25
PLANNER COPY

WS-25-0175

04/16/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500040-NALA PROPERTIES, LLC:

TENTATIVE MAP consisting of 122 single-family residential lots on 23.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:
176-18-401-011; 176-18-401-012; 176-18-801-009 through 176-18-801-011

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

BACKGROUND:
Project Description
General Summary
- Site Acreage: 23.10
- Project Type: Single-family residential development
- Number of Lots: 122
- Density (du/ac): 5.28
- Minimum/Maximum Lot Size (square feet): 3,301/15,439

Project Description
The proposed development is located north of Pebble Road and on the east and west sides of the Grand Canyon Drive alignment. Access to the site is provided by 3 proposed points of ingress/egress which lead to internal private streets. The plan shows that Lots 35 through 46 and Lots 145 through 156 face south toward Pebble Road. The remaining lots face internal toward private streets.

The plans show that there are 3 north to south streets, and they are the following: Street C is 43 feet wide, Street A is 44 feet wide, and Beal Cove Street is also 44 feet wide. The remaining internal streets are 43 feet wide with a sidewalk on 1 side of the street. Street B terminates in a cul-de-sac on the west end of the subdivision. Street C is a centrally located north to south street which starts from Pebble Road and terminates as a stub street to the north. The plan also shows that Street D terminates in a hammerhead on the east end of the development. Lastly, the northernmost portion of the development is Common Lot A, and the applicant is proposing walking paths throughout this area.

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700034	Redesignated the site from RN, OL, and LN to MN	Approved by BCC	December 2023
ZC-23-0678	Reclassified the site from R-E, R-E (RNP-I), and R-2 to an R-2 for a single-family residential development	Approved by BCC	December 2023
NZC-22-0222	Reclassified APN 176-18-801-011 from R-E to R-2 for a single-family residential development	Approved by BCC	August 2022
TM-22-500076	32 single family residential lots on APN 176-18-801-011	Approved by BCC	August 2022
VS-22-0223	Vacated and abandoned a flood control easement on APN 176-18-801-011	Approved by BCC	August 2022
PA-21-700003	Removed an 80 foot wide right-of-way being Grand Canyon Drive located between Pebble Road and Ford Avenue from the Transportation Map of the Master Plan	Adopted by BCC	November 2021
UC-21-0512	Allowed an accessory structure prior to a principal structure on APN 176-18-801-009	Approved by BCC	November 2021
VS-21-0513	Vacated and abandoned patent easements and a portion of right-of-way being Pebble Road on APN 176-18-801-009	Approved by BCC	November 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands; Ranch Estate Neighborhood (up to 2 du/ac); & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Flood channel, undeveloped, & single-family residential
South	Open Lands; Ranch Estate Neighborhood (up to 2 du/ac); & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residential
East	Open Lands	RS20	Flood channel & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
WS-25-0175	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0176	A vacation and abandonment of patent easements and a portion of right-of-way being Pebble Road is a companion item on this agenda.

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

Analysis
Comprehensive Planning
The proposed plans show lots adjacent to NPO-RNP property to the west (APN 176-18-401-010) provides adequate transition to the proposed development by having lot sizes that are at least 10,000 square feet and having multiple points of ingress/egress to Pebble Road. However, the applicant has not provided compelling justification for the proposed hammerhead turnarounds, where Title 30 stipulates that a cul-de-sac is a preferred turnaround. Furthermore, since staff does not support the waivers of development standards and design review request for hillside development and the proposed single-family residential homes. Staff cannot support this request.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Pebble Road;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Blue Diamond Wash Trail improvement project;
- 90 days to record said separate document for the Blue Diamond Wash Trail improvement project;
- Applicant to install "No Parking" signs in the development where waivers are being requested;

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- Any area needed for drainage purposes shall be dedicated in fee to Clark County Public Works;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0241-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: D.R. HORTON
CONTACT: DHI ENGINEERING, 1081 WHITNEY RANCH DRIVE, HENDERSON, NV 89014

DRAFT

Department of Comprehensive Planning
Application Form

20A

ASSESSOR PARCEL #(s): 176-18-401-011, 176-18-401-012

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Park Street

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Park North - 122 Single Family Residential lot community

PROPERTY OWNER INFORMATION

NAME: Nala Properties, LLC
ADDRESS: 269 Beverly Drive, Suite #322
CITY: Beverly Hills STATE: CA ZIP CODE: 90212
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: D.R. Horton, Inc.
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-635-3608 CELL EMAIL: mjmarkvan@drhorton.com

CORRESPONDENT INFORMATION (must match online record)

NAME: DHI Engineering / Brandi Reid
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-413-0955 CELL 725-270-0087 EMAIL: bmreid@drhorton.com

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

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

Property Owner (Signature)*	Alan L. Isaacman, Managing Member Property Owner (Print)	9/24/2024 Date

DEPARTMENT USE ONLY

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AS	☐ DR	☐ PUD	☐ SDR	☒ TM	☐ WC	OTHER

WORK AREA TEAM: TM-25-500040
ACCEPTED BY: RG
DATE: 2/19/25
FEE: $750
PC MEETING DATE: 4/16/25
LAND USE LOCATION: Enterprise
DATE: 3/26/25

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-18-801-009

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Park Street

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Park North - 122 Single Family Residential lot community

PROPERTY OWNER INFORMATION

NAME: Nala Properties LLC and 215 Properties LLC
ADDRESS: 269 South Beverly Drive, Suite #322
CITY: Beverly Hills STATE: CA ZIP CODE: 90212
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: D.R. Horton, Inc.
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
TELEPHONE: 702-635-3608 CELL EMAIL: mjmarkvan@drhorton.com

CORRESPONDENT INFORMATION (must match online record)

NAME: DHI Engineering / Brandi Reid
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
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Property Owner (Signature)* | Alan L. Isaacman, Managing Member of Nala and 215 Property Owner (Print) | 9/24/2024 Date

DEPARTMENT USE ONLY

☐ AC	☐ AR	☐ FT	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ CP	☐ PUD	☐ SDR	☒ TM	☐ WC	OTHER

APPLICATION #: TM-25-500040 ACCEPTED BY: RG
PC MEETING DATE: DATE: 2/19/25
BCC MEETING DATE: 4/16/25 FEES: $750
FINAL DISPOSITION: Enterprise DATE: 3/26/25

02/05/2024

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 176-18-801-010

PROPERTY ADDRESS/ CROSS STREETS: Pebble Road and Park Street

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Park North - 122 Single Family Residential lot community

PROPERTY OWNER INFORMATION

NAME: 215 Properties LLC
ADDRESS: 6345 South Jones Blvd, Suite #400
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: D.R. Horton, Inc.
ADDRESS: 1081 Whitney Ranch Drive
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID #
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Property Owner (Signature)* | Alan L. Isaacman, Managing Member (Property Owner (Print)) | 9/24/2024 (Date)

DEPARTMENT USE ONLY

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☐ AU	☐ DR	☐ PUD	☐ SDR	☒ TM	☐ WC	OTHER

TM-25-500040 RG
PC MEETING DATE 4/16/25 DATE 2/19/25
BCC MEETING DATE $750
Enterprise DATE 3/26/25

02/05/2024

Department of Comprehensive Planning
Application Form

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☐ AG	☐ DR	☐ RUD	☐ SDR	☒ TM	☐ WC	OTHER

APPLICATION # TM-25-500040 ACCEPTED BY RG
PLANNING FIELD _____ DATE 2/19/25
BCC MEETING DATE 4/16/25 FEES $750
TAX/CAP LOCATION Enterprise DATE 3/26/25

02/05/2024

DHI Engineering, LLC

DHI Engineering, LLC
1081 Whitney Ranch Dr.
Suite 141
Henderson, NV 89014

702.655-3500 office
www.drhorton.com

January 17, 2025

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

RE: Pebble Park North Tentative Map Justification Letter
APNs 176-18-401-011, 012 and 178-18-801-009, 010, and 011

Dear Sir/Madam:

On behalf of our client, D.R. Horton (DRH), DHI Engineering respectfully submits this application for a Tentative Map review and approval for the above-referenced project. The proposed development is located north of the intersection of Grand Canyon Drive and Pebble Road.

DRH intends to develop 122 Lots single-family residential subdivision on 23.10 acres, which yields a density of 5.28 units/acre. The minimum lot size is 3,301 square feet. The maximum lot size is 15,439 square feet. The average lot size is 4,062 square feet. Lots 131, 132, 133, and 156 are over 10,000 square feet each and will accommodate a single-story home.

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As mentioned above, the current site plan shows 122 single-family residential units. There are three ingress and egress access points provided for the site from Pebble Road. All lots within the development will be accessed from the 43-foot-wide private streets with 4-foot sidewalks on one side. Lots 35 through 46 and 145 through 156 (24 Lots) will take access from Pebble Road, a half street of the 60-foot-wide public street which will be constructed with this project. The site shows one street located on the east side of the project ending with the hammerhead. This hammerhead is like the one that was approved prior for APN 176-18-801-011.

Topography:
The existing topography shows slope/drain, generally, from Pebble Road to the existing wash located on the north of the site, with big drop generally at the midpoint of the site. The drop is over 15 feet in height over a short distance. The slope in this area is over 12 percent. Per Title 30 development code, this portion of this site will be considered hillside area.

The applications and Tentative Map submitted for your review meet the minimum lot size and density requirements for Title 30 under R3.3 Zone. Lots 131, 132, 133, and 156 (adjacent to the existing home) have area of over 10,000 square foot each and will accommodate single story

PLANNER COPY 2/19/25

TM-25-500040

homes. They create a nice buffer and will not have any negative impact on the existing homeowner.

We appreciate your review and approval of these applications. Please give me a call on 725-270-2772 if you have any questions or concerns.

Cordially,
DHI Engineering

Gia D. Nguyen, P.E.
Area President

2/19/25
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TM-25-500040

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-25-0120-WINDMILL & PLACID, LLC:

USE PERMIT to allow outdoor storage as a primary use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow outdoor storage as a primary use adjacent to a residential use; **2)** allow existing attached sidewalks to remain; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a proposed outdoor vehicle storage facility on 3.91 acres in a CG (Commercial General) Zone.

Generally located on the north side of Windmill Lane and the east side of Placid Street and the west side of Fairfield Avenue within Enterprise. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:
177-09-810-001

WAIVERS OF DEVELOPMENT STANDARDS:
1. Allow outdoor storage as a primary use adjacent to a residential use where not permitted per Section 30.04.06E.
2. Allow existing attached sidewalks to remain where detached sidewalks are required per Section 30.04.08C.
3. a. Reduce the throat depth for the western driveway along Windmill Lane to 15 feet where 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 40% reduction).
   b. Reduce the departure distance from the intersection of Fairfield Avenue and Windmill Lane to 128 feet where 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 32% reduction).
   c. Reduce the approach distance to the intersection of Placid Street and Windmill Lane to 141 feet where 150 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 6% reduction).

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: 300 E. Windmill Lane
- Site Acreage: 3.91
- Project Type: Outdoor vehicle storage lot

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- Number of Stories: 1
- Building Height (feet): 11
- Square Feet: 3,100
- Parking Required/Provided: 7/9
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a currently undeveloped, 3.91 acre site located on the north side of Windmill Lane located between Placid Street and Fairfield Avenue. The plans show the site will be developed as an outdoor storage facility for the storage of vehicles that are awaiting to be sold off-site or online. A 3,100 square foot building is proposed in the southeast corner of the site and will be rectangular in shape. The proposed building will serve as an office and will be the only structure on-site.

The remainder of the site will be paved and will contain various strip vehicle storage spaces. There will be a mix of secure and unsecured storage based behind a proposed 8 foot tall security fence. The 8 foot tall security fence will be constructed of decorative wrought iron metal tubes and will run the full length of the west property and along the south property line until the western driveway. At the western driveway, the fence will run north for approximately 60 feet and then run east approximately 175 feet where it will connect with a two-way badge-based access control gate. After the gate, the fence continues another 10 feet to connect with the proposed building. After the proposed building, the fence continues east again to the east property line where it turns north and runs along the east property line. The fence along the east and west property line will connect with an 8 foot tall decorative block screen wall that runs the length of the north property line.

Within the fenced and gated area, there are 449 storage paces within 4 main tandem storage areas. The main storage area is located in the western half of the site and consists of 255 tandem spaces in 17 rows that measure 270 feet long and 9 feet wide and run east to west. A similar tandem storage area is located 31 feet to the east of the northeast corner of the large tandem storage area and consists of four 180 feet long rows containing 40 storage spaces running east to west. A smaller tandem storage area, consisting of 24 storages spaces within 8 rows that are 9 feet wide and 54 feet long, is located at the southeast corner of the site. The fourth tandem storage area is located 24 feet south of the southwest corner of the large tandem storage area. This area will hold 21 storage spaces in 16 rows that are 9 feet wide and 36 feet long running north to south. The remainder of the storage spaces are single 9 feet by 18 feet spaces located along the west, north, and east properties line. The plans show there will be 22 spaces along the west property line, 60 spaces along the north property line, and 7 spaces along the northeast portion of the site. Additionally, there are 9 EV charging station spaces for the stored care located directly north of the proposed building.

Outside of the fenced area are 35 unsecured storage spaces and 9 parking spaces for employees and visitors. Of the 35 unsecured storage spaces, 16 of these spaces will be located between the 2 proposed driveways and another 16 storage spaces located to the east of the eastern driveway. The 9 standard parking spaces will be located to the south of the proposed building with an

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additional 3 storage spaces located to the east of the parking spaces. A total of 7 visitor/employee parking spaces are required for the proposed development.

The plans show the proposed gates will be set back between 96 feet and 103 feet from the Windmill Lane right-of-way. Access to the site will be provided by 2 driveways located on Windmill Lane with both 39 feet wide. The driveways will provide access to a series of drive aisles that will essentially loop around 2 east-west tandem storage areas and along the front of the site in front of the proposed building. The drive aisles will range in width from 24 feet up to 34.5 feet. The largest drive aisle is located to the south of the large tandem storage area, outside of the fenced area, and will partially serve as an unloading area for car carriers.

Landscaping

The plans show landscaping will be provided along the street frontages, with the visitors/employee parking area, and along the rear property line. Along the streets, 5 foot wide attached sidewalks are provided with a minimum 10 foot wide landscape area provided behind the sidewalks with the landscape area increasing up to 15 feet along the central and eastern portion of the Windmill Lane frontage. Within these street landscaping strips, Shoestring Acacia (Acacia Stenophylla) trees have been provided in a single row approximately every 30 feet on center. Overall, a total of 33 large trees are required along the street frontage with 9 trees provided along Fairfield Avenue, 18 trees provided along Windmill Avenue, and 9 trees provided along Placid Street where a total of 36 large street trees are provided.

In terms of parking lot landscaping, the only landscaping provided is within the lot in the southeast corner in front of the proposed building. There are 3 Mulga (Acacia Aneura) trees provided in landscape finger islands in the spaces directly adjacent to the proposed building. The applicant provided 5 additional Mulga trees for the row of storage spaces across from the proposed building placed primarily in the street landscaping strip.

Finally, the applicant has provided a screening landscape buffer along the northern property line. This buffer consists of a 15 foot wide landscape strip with an 8 foot tall decorative block wall. Within the buffer landscape strip area are 59 Texas Mountain Laurel (Sophora Secundiflora) trees placed in 2 staggered rows with trees generally spaced 10 feet apart.

Elevations

The plans depict a standard prefabricated office building measuring 11 feet in height. The exterior will primarily be constructed of painted fiber cement lapping. All facades will be a beige color with a dark brown trim. Grey painted metal doors are provided along the south, west, and north facades and commercial windows are provided on all façades. Air conditioning units will be screened and painted to match the exterior of the building.

Floor Plans

The interior of the building is shown to contain 3,100 square feet with a large open office space and breakroom. The interior of the building will also contain offices, a mailroom, restrooms, and a driver dispatch area.

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Applicant's Justification

The proposed outdoor storage facility and office will be for administrative use of the applicant. The site will allow the applicant to store a fleet of vehicles until resold into the market. There will be no sale or rental of vehicles directly to the public from the proposed location, like a traditional car dealership. The attached sidewalk should be allowed to remain as the sidewalks are consistent with the existing attached sidewalks to the east and west of the site on both sides of Windmill Lane. There are several existing wet and dry utilities on the site that would also be impacted by moving the sidewalks, including but not limited to, 3 separate telecom vaults in the sidewalk along Windmill Lane, domestic water on-site along Windmill Lane and Placid Street, 2 fire backflows on Windmill Lane and Placid Street. Finally, the proposed use will be separated from the residential to the north by a 15 foot landscape buffer and 8 foot block wall, and while it may look like a standard parking lot and may see high levels of traffic such as a commercial center; it is not. The site will operate as a vehicle remarketing facility during normal business and there will not be any loudspeakers on-site to disturb neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0208	Vacated and abandoned patent easements	Approved by BCC	August 2023
ZC-23-0207	Reclassified the site from CRT to C-1 for a convenience store, gas station, restaurants, and retail buildings	Approved by BCC	August 2023
VS-0163-06	Vacated and abandoned driveway easements - recorded	Approved by PC	April 2006
WS-1940-05	Office complex development with reduced parking - expired	Approved by BCC	January 2006
TM-0378-05	1 lot commercial subdivision	Approved by PC	August 2005
ZC-0135-04	Reclassified the site from R-E to CRT for an office complex	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Neighborhood Commercial	RS20 & CP	Place of worship & undeveloped
East	Neighborhood Commercial	CP	Office complex
West	Neighborhood Commercial	RS20	Single-family residential & undeveloped

STANDARDS FOR APPROVAL:

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

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Analysis

Comprehensive Planning

Use Permit & Waiver of Development Standards #1

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

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

The purpose of reviewing applications to allow outdoor storage as a primary use is to assure the proposed use is properly sited and the activities on-site will not be a burden or cause any safety hazards, particularly to neighboring residential properties. Staff finds, in this case, the primary surrounding land uses are residential in nature with some low intensity commercial buildings scattered along the Windmill Lane corridor. Additionally, most properties along the Windmill Lane corridor are planned for neighborhood commercial. Staff also finds the location of the site along an arterial street, like Windmill Lane, and within the vicinity of a second arterial street, in Bermuda Road, would support some higher intensity commercial on the site and in the area. As a result, staff finds the use of the site for outdoor storage is not compatible with the zoning, planned land use, and the general expectation of uses along high-capacity arterial streets. Staff also finds the site, while well buffered from the adjacent residential uses with landscaping and walls, has insufficient screening from the rights-of-way due to the use of larger trees and no mesh or similar material used on the wrought iron fence. Furthermore, staff finds the use of the site as an outdoor storage facility would have a relatively low traffic volume due to limited visitors and employees but is more industrial in nature and would be dissimilar to the other non-residential uses in the area that mainly consist of offices and small retail establishments. Staff finds such non-residential uses, like an office building or low-intensity commercial complex, would be more compatible and serve as a better buffer to the low intensity residential uses to the north than an outside storage use which is generally more industrial in nature. Additionally, staff is concerned that such a site could eventually include other uses such as vehicle repair, scraping of parts, storage of fuel, and the storage of vehicles remain in an inoperable condition, which could cause a significant safety issue or nuisance to the surrounding area. For these reasons, staff cannot support these requests.

Design Review

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

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

Staff finds the proposed design of the site situates the necessary uses and activities in a logical and efficient manner. The storage of the vehicle, particularly the areas with a high concentration of storage, are generally placed in the middle of the site setback significantly from both the surrounding rights-of-way and the adjacent residential uses to the north. The high intensity uses, such as the office and loading area are situated on the opposite side of the residential uses. Staff also finds significant landscaping is provided along the exterior of the site to aid with screening. Additionally, the site is secured by 3 access gates that are sufficiently setback and secured by a decorative security fence. Staff's main design concerns are the placement of the loading and unloading area within a large drive aisle in the front without additional screening and the design of the office building. Staff is also concerned the loading and unloading of car along the front of the site visible from the street would be visibly intrusive and potentially cause a safety issues. Additionally, staff finds the modular building portrays the site as more of an industrial site rather than a commercial site similar to those in the area. Staff finds if the building was constructed more to the design standards it would blend into the area more. Finally, staff is concerned the lack of full screening along the east and west sides of the site would also be visibly intrusive to surrounding properties. For these reasons, and staff's inability to support the use permit and waivers of development standards, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to not install detached sidewalks along Placid Street, Windmill Lane and Fairfield Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #3a

Staff has no objection to the reduction in throat depth for the western driveway along Windmill Lane. The driveway should see minimal traffic as it will not be for public access. However, since staff cannot support this application in its entirety, staff cannot support this waiver.

Waiver of Development Standards #3b & #3c

Staff cannot support the reduction in approach and departure distances for the Windmill Lane commercial driveways. Staff has concerns with the volume of traffic the area creating conflicts with movements from both driveways. There is no reason why applicant cannot meet the minimum requirements as the site is a raw parcel.

Staff Recommendation

Denial.

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

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PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- Expunge the use permit, waivers of development standards, and design review portions of ZC-23-0207;
- No vehicle repair or storage of fuel is permitted;
- All vehicles shall remain in an operable condition;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Reconstruct any unused driveways with full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond improvement project;
- 90 days to record said separate document for the Duck Creek/Blue Diamond improvement project.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- 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 and reference POC Tracking #0092-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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APPLICANT: ENTERPRISE LEASING COMPANY
CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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Department of Comprehensive Planning
Application Form

21A

ASSESSOR PARCEL #(s): 177-09-810-001

PROPERTY ADDRESS/ CROSS STREETS: 300 E. Windmill

DETAILED SUMMARY PROJECT DESCRIPTION

Special use permit, design review and waivers of development standards for a proposed vehicle remarketing facility.

PROPERTY OWNER INFORMATION

NAME: WINDMILL & PLACID L L C
ADDRESS: 7912 W. Sahara Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: n/a CELL n/a EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: Enterprise leasing company — west LLC
ADDRESS: 600 Corporate Park Dr.
CITY: Saint Louis STATE: MO ZIP CODE: 63105 REF CONTACT ID #
TELEPHONE: N/a CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

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

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

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

Ken Brazil	Ken Brazil	12/11/2024
Property Owner (Signature)*	**Property Owner (Print)**	**Date**

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☒ UC	☒ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☒ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) UC-25-0120 ACCEPTED BY
PC MEETING DATE DATE 1/23/25
BCC MEETING DATE 4/16/25 FEES $1,800
TAB/CAC LOCATION Enterprise DATE 3/26/25

02/05/2024

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

KAEMPFER CROWELL

ROBERT J. GRONAUER
bgronauer@kcnvlaw.com

January 24, 2025

VIA ELECTRONIC UPLOAD

Planner Copy

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

Re: Justification Letter – Use Permit, Design Review, and Waivers of Development Standards - APN: 177-09-810-001

To Whom It May Concern:

Please be advised this office represents Enterprise Leasing Company – West, LLC, the Applicant in the above-referenced matter (hereinafter the "Applicant"). The Applicant is proposing a vehicle remarketing facility on approximately 3.91 acres, generally located on the northeast corner of Windmill Lane and Placid Street, more particularly described as APN: 177-09-810-001 (the "Site).

The Site fronts onto Windmill Lane and is currently zoned Commercial General (CG) and planned Neighborhood Commercial (NC). To the north of the Site is single-family residential to zoned RS20, planned RE within the RNP overlay. To the west is single-family residential also zoned RS20 but planned NC. To the east across Fairfield Avenue is an existing office complex zoned CP and planned NC. To the south is a church and vacant property, zoned RS20 and planned NC.

Use Permit – Outdoor Storage

The proposed remarketing facility is for administrative use of the Applicant. This Site will allow the Applicant to essentially store a fleet of vehicles until resold into the market. There will be no sale or rental of vehicles directly to the general public from the proposed location like a traditional car dealership. This type of use is considered "Outdoor storage" under Title 30. Outdoor storage is a conditional use in CG zoning districts. In non-residential districts, the following conditions apply:

(a) Outdoor storage and display shall meet the zoning district setback requirements of Chapter 30.02, Zoning Districts. Outdoor storage and display not meeting the zoning district setbacks shall be screened from view by an 8'-high screened fence or wall.

(b) Outdoor storage and display shall be screened from any arterial or collector street, or right of-way and from any adjacent nonindustrial use with an 8'-high screened fence or wall.

(c) Outdoor storage and display shall not be stacked or piled above the height of any screen fence or wall. This standard shall not be waived or varied in the CG, CR, or IP districts.

(d) In the CG district, limited to outdoor display only, accessory to an indoor primary use and shall not obstruct any pedestrian walkways. Outdoor storage is only allowed when storage is in conjunction with an outdoor motor vehicle racetrack having 50,000 or more seats, for those items used in connection with the activation of events held thereon.

Meeting subsections (a) and (b), the Site is screened by a 8' security fence on the east, west and south property lines. There is also an existing 8' block wall along the northern property line. Further, storage will not be stacked or piled above 8'. The Site meets all conditions but for section (d). The primary use is for the outdoor storage of vehicles with the office use as accessory where business will be conducted, however, it is not proposed in conjunction with an outdoor racetrack. Therefore, a use permit is required.

Design Review – Remarketing Facility

The Applicant is requesting a design review of a remarketing facility comprised of one modular office building at 3,100 SF along the eastern portion of the Site. The modular will house office space, a breakroom, bathrooms and a janitor closet. The building's tallest height is approximately 11'. The remainder of the Site is comprised of 544 remarketing storage parking spaces secured by two access-controlled gates and one exit gate, all central to the Site. There are 12 additional employee parking spaces made up of 9 parking spaces and 2 ADA spaces. There are also 21 non-secured loading spaces and 6 proposed EV charging spaces.

Existing attached sidewalks are located along Windmill Lane, Placid Street and Fairfield Avenue. The are two 39'-wide driveways along Windmill Lane each of which allows ingress/egress movement. There is a 15' landscape buffer along the north, west and south property lines and a 10' along the eastern and western property line. Pedestrian connectivity is provided throughout the Site. There will be no loudspeakers throughout the Site.

Sustainability

The Site meets 7 of the 7 sustainability points required for non-residential developments per Section 30.04.05(J). The following sustainability measures will be taken:

- Trees (more than 10%) = (1 point)
- Water Efficient Planting = (1 Point)
- Landscape Buffer Width (exceed by 10%) = (1 Point)

- Energy Conservation/Solar Gains = (1/2 point).
- Cool Roofs = (1 point)
- Building Orientation = (1 point)
- Daylighting strategies = (1/2 point)
- Nonresidential Ventilation = (1/2 Point)
- Low-Emissivity Glass on all south and west facing windows (1/2 point)

Waivers of Development Standards

1. **Existing Attached Sidewalks**

The Applicant requests a waiver to allow the existing attached sidewalks along Windmill Lane, Placid Avenue and Fairfield Steet to remain in place. This is consistent with the existing attached sidewalks to the east and west of the Site on both sides of Windmill Lane. Even more, there are several existing wet and dry utilities on the Site that would also be impacted by moving the sidewalks, including but not limited to, three separate telecom vaults in the sidewalk along Windmill, domestic water onsite along Windmill and Placid, two fire backflows on Windmill and Placid. Worth noting is the immense financial impact on the Applicant if it were to demolish the existing sidewalks to install detached sidewalks. Leaving the conditions as is will not negatively impact the surrounding area and is justified in this particular circumstance.

2. **Throat Depth**

The Applicant requests a waiver for a 15' throat depth where 25' is required on the westerly driveway. This is a slight reduction that will not negatively impact the site. The two driveways each have full ingress/egress movement which further mitigates any concern of stacking in the right-of-way. Further, this Site will experience much less traffic compared to a commercial shopping center.

3. **Reduced Departure Distance**

The Applicant requests a waiver for reduced departure distance for the westerly driveway along Windmill Lane as there is 123'-4" provided where 190' is required. Additionally, there is a request for reduced departure distance for the easterly driveway of 128'-5" where 190' is the required distance. This proposed lot is not open to the public like a typical car dealership; the use is more like vehicle storage which see less traffic.

4. **Reduced Approach Distance**

The Applicant requests a waiver for reduced approach distance for the westerly driveway along Windmill Lane of 141'-7" where 150' is required. This is a slight reduction in distance which will not negatively impact the Site.

5. To allow Primary Use of Vehicle Storage Subject to Residential Adjacency 30.04.06.

The Applicant requests a waiver to allow vehicle storage adjacent to residential. The vehicle storage is separated from the residential to the north by a 15-foot landscape buffer and 8-foot existing block wall. While it may look like a standard parking lot that may see high levels of traffic such as a commercial center – it is not. The Site will operate as a vehicle remarketing facility during normal business. Further, there will not be any loudspeakers on site to disturb neighbors.

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

Sincerely,

KAEMPFER CROWELL

Robert J. Gronauer