



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespeie Street

Las Vegas, NV 89183

May 14, 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
Andy Toulouse

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 April 30, 2025. (For possible action)
- IV. Approval of the Agenda for May 14, 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)
- 2. **SRCC Showcase**
May 17, 2025, 10:00 am – 12pm 9855 Gilespe St
Celebrate one year of the Silverado Ranch Community Center with Complimentary Food, Games, DJ and a peek at what community members have been creating in the center's unique classes. *While supplies last

VI. Planning and Zoning

- 1. **TM-25-500071-ONE LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 1.89 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the east side of Durango Drive within Enterprise. JJ/hw/kh (For possible action) **05/20/25 PC**
- 2. **ET-25-400047 (DR-22-0072)-DIAMOND VALLEY VIEW LTD:**
DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) distribution center; 2) lighting plan; and 3) alternative parking lot landscaping on 4.3 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise. MN/my/kh (For possible action) **06/03/25 PC**
- 3. **SDR-25-0304-DEAN MARTIN BUSINESS CENTER, LLC I**
SIGN DESIGN REVIEWS for the following: 1) increase the area of a proposed electronic message unit, static; 2) allow a proposed freestanding sign along a freeway; 3) reduce the setback of a proposed freestanding sign; 4) increase the number of proposed monument signs; and 5) proposed signage for a previously approved office/retail/warehouse complex on 13.5 acres in an IP (Industrial Park) Zone. Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action) **06/03/25 PC**
- 4. **VC-25-0283-ROSENTHAL FAMILY REVOCABLE LIVING TRUST & ROSENTHAL JAMIE & LENORA TRS:**
VARIANCE to reduce the rear setback for an existing patio cover in conjunction with an existing single-family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the west side of Valley View Boulevard, 190 feet north of Royal Scots Avenue within Enterprise. JJ/nai (For possible action) **06/03/25 PC**

5. **WS-25-0278-WORKU ASRAT:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate building separation for existing accessory structures in conjunction with an existing single-family residence on 0.11 acres in an RS3.3 (Single Family Residential 3.3) Zone. Generally located on the east side of Flagler Street, 55 feet north from Julesburg Drive within Enterprise. MN/nai/kh (For possible action) **06/03/25 PC**
6. **PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:**
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.14 acres. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/gc (For possible action) **06/04/25 BCC**
7. **ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 2.14 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as R-E (Rural Estates Residential) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single Family Residential) Zone). Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action) **06/04/25 BCC**
8. **VS-25-0285-SILVER GILESPIE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and between Haven Street (alignment) and Giles pie Street; and a portion of right-of-way being Giles pie Street located between Silverado Ranch Boulevard and Pyle Avenue within Enterprise (description on file). MN/md/kh (For possible action) **06/04/25 BCC**
9. **WS-25-0284-SILVER GILESPIE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 2.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/md/kh (For possible action) **06/04/25 BCC**
10. **TM-25-500070-SILVER GILESPIE, LLC:**
TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 2.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/md/kh (For possible action) **06/04/25 BCC**

11. **ZC-25-0281-NAMAZ, LLC:**
ZONE CHANGE to reclassify 3.71 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise (description on file). JJ/rk (For possible action)
06/04/25 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: May 28, 2025.

- X. Adjournment.

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

Silverado Ranch Community Center – 9855 Gilespe Street
Clark County Government Center – 500 S. Grand Central Pkwy
<https://notice.nv.gov>



Enterprise Town Advisory Board

April 30, 2025

MINUTES

Board Members	David Chestnut, Chair PRESENT Justin Maffett PRESENT Andy Toulouse PRESENT	Barris Kaiser, Vice Chair EXCUSED Chris Caluya PRESENT
Secretary:	Carmen Hayes 702-371-7991 chaves70@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 6:00 p.m.

Michael Huling, Comprehensive Planning

II. Public Comment

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- None

III. Approval of Minutes for April 9, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for April 9, 2025.

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

IV. Approval of Agenda for April 30, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

6. PA-25-700019-HU TU TSUEI
7. ZC-25-0231-HU TU TSUEI:
8. VS-25-0234-HU TU TSUEI:
9. UC-25-0232-HU TU TSUEI:

13. VS-25-0236-LAS VEGAS WIGWAM GILES, LLC:
14. WS-25-0237-LAS VEGAS WIGWAM GILES, LLC:
15. TM-25-500059-LAS VEGAS WIGWAM GILES, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **SRCC Showcase**
May 17, 2025, 10:00 am – 12pm 9855 GilesPie St
Celebrate one year of the Silverado Ranch Community Center with Complimentary Food, Games, DJ and a peek at what community members have been creating in the center's unique classes. *While supplies last
 - **Coffee with a Cop and Commissioners**
Join Clark County Commissioners Micheal Naft and Jim Gibson, Along with LVMPD Enterprise Area Command Officers, for coffee in the park. Ask questions and learn about Clark County, Its departments and its Agencies.
Saturday, May 3 9a.m. – 10a.m.
Pebble Park
8975 Topaz St.

VI. Planning & Zoning

1. **UC-25-0255-REAL EQUITIES, LLC:**
USE PERMITS for the following: 1) banquet facility; and 2) avocational/vocational training facility in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone. Generally located on the north side of Serene Avenue and the west side of Las Vegas Boulevard South within Enterprise. MN/jm/cv (For possible action) **05/20/25 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Hours of operation limited to County Daylight hours

Per staff if approved conditions

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

2. **VS-25-0244-MOUNTAIN VIEW DRS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Decatur Boulevard, and between Wagon Trail Avenue (alignment) and Sunset Road within Enterprise (description on file). MN/my/kh (For possible action) **05/20/25 PC**

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

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

3. **WS-25-0253-COOL STORAGE OF LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for buffering and screening.
DESIGN REVIEW for a warehouse and distribution center on 2.12 acres in an IL (Industrial Light) Zone. Generally located on the northeast corner of Jones Boulevard and Cougar Avenue within Enterprise. JJ/sd/kh (For possible action) **05/20/25 PC**

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

4. **WS-25-0264-CHARIOT SOUTH, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall/fence height in conjunction with an existing multi-family residential development on 8.77 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the west side of Bermuda Road and the north side of Neal Avenue within Enterprise. MN/hw/cv (For possible action) **05/20/25 PC**

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

5. **WS-25-0273-OMNI FAMILY LIMITED PARTNERSHIP:**
WAIVER OF DEVELOPMENT STANDARDS for reduced front setbacks in conjunction with an approved single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/dd/cv (For possible action)

Motion by David Chestnut
Action: **APPROVE**
DELETE: Public Works Development Review # 2
ADD Public Works - Development Review conditions:

- Install non-urban road standards on Arby Ave, Capovilla Ave and Procyon St.
- Install streetlights only at the intersections of Arby Ave/Procyon St and Capovilla Ave/Procyon St.
- Install a five-ft asphalt path along Arby Ave, Capovilla Ave and Procyon St.

Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

6. **PA-25-700019-HU TU TSUEI:**
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.25 acres. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise. JJ/rk (For possible action) **05/20/25 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

7. **ZC-25-0231-HU TU TSUEI:**
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise (description on file). JJ/rk (For possible action) **05/20/25 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

8. **VS-25-0234-HU TU TSUEI:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Decatur Boulevard and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/sd/cv (For possible action) **05/20/25 PC**

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

9. **UC-25-0232-HU TU TSUEI:**
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) reduce driveway width.
DESIGN REVIEW for a proposed mini-warehouse facility on 1.25 acres in a CG (Commercial General) Zone. Generally located on the east side of Arville Street, 585 feet south of Windmill Lane within Enterprise. JJ/sd/cv (For possible action) **05/20/25 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

10. **SDR-25-0250-GS-OI SOUTH LAS VEGAS BOULEVARD OWNER, LLC**
SIGN DESIGN REVIEW to increase the height of a proposed project entrance sign area on a portion of 11.84 acres in conjunction with a previously approved multi-family residential development within an RM32 (Residential Multi-Family 32) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Chartan Avenue within Enterprise MN/rk/cv (For possible action) **05/21/25 BCC**

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

11. **SDR-25-0269-WT ML WARM SPRINGS, LLC**
SIGN DESIGN REVIEWS for the following: 1) allow an electronic sign, animation (chase lighting); and 2) modify residential adjacency standards for signage in conjunction with a previously approved cannabis retail store on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 450 feet east of Haven Street within Enterprise. MN/dd/cv (For possible action) **05/21/25 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

12. **UC-25-0247-DIAMOND RANCH I, LLC:**
USE PERMIT for a communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce access gate setback; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed communication tower in conjunction with an existing plant nursery on a portion of 8.05 acres in an IP (Industrial Park) Zone. Generally located on the south side of Ford Avenue and the east side of Lindell Road within Enterprise. JJ/dd/kh (For possible action) **05/21/25 BCC**

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

13. **VS-25-0236-LAS VEGAS WIGWAM GILES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Wigwam Avenue and Ford Avenue; and a portion of a right-of-way being Wigwam Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/hw/kh (For possible action) **05/21/25 BCC**

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

14. **WS-25-0237-LAS VEGAS WIGWAM GILES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate street landscaping; 3) allow non-standard improvements; and 4) reduce departure distance.
DESIGN REVIEW for a proposed hotel on 4.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue within Enterprise. MN/hw/kh (For possible action) **05/21/25 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

15. **TM-25-500059-LAS VEGAS WIGWAM GILES, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 4.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue within Enterprise. MN/hw/kh (For possible action) **05/21/25 BCC**

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

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be May 14, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:50 p.m.

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

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500071-ONE LLC:

TENTATIVE MAP consisting of 1 commercial lot on 1.89 acres in a CG (Commercial General) Zone.

Generally located on the south side of Blue Diamond Road and the east side of Durango Drive within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-21-201-012

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8575 Blue Diamond Road
- Site Acreage: 1.89
- Project Type: Commercial Subdivision
- Number of Lots: 1

Project Description

The map depicts a 1 lot commercial subdivision located on the south side of Blue Diamond Road and the east side of Durango Drive. The site is currently undeveloped with a 24-foot-wide drive aisle crossing through the property. Access to the site will be provided by a commercial driveway along Durango Drive located in the southwest corner of the site. Additional access is provided through cross access to the adjacent parcel to the east where a commercial driveway along Blue Diamond Road is provided.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0463	Commercial center consisting of a restaurant with drive-thru and a vehicle wash	Approved by BCC	January 2025
WS-23-0078	Allowed a second freestanding on the site	Approved by PC	May 2023
ET-22-400120 (UC-18-0617)	Second extension of time for a retail building, restaurant with drive-thru, vehicle wash, and water vending structure	Approved by BCC	December 2022

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0030	Vacated and abandoned pedestrian access easements and utility, streetlight, and traffic control easements along Durango Drive	Approved by PC	March 2021
ET-21-400002 (UC-18-0617)	First extension of time for a retail building, restaurant with drive-thru, vehicle wash, and water vending structure	Approved by BCC	March 2021
UC-18-0617	Retail building, restaurant with drive-thru, vehicle wash, and water vending structure	Approved by BCC	October 2018
ZC-1364-06 (ET-0075-12)	First extension of time to waive the condition of a zone change requiring full off-sites	Approved by BCC	December 2012
UC-0384-08 (ET-0068-12)	Second extension of time for residential separation reductions and a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	December 2012
DR-0038-12	Site and building lighting in conjunction with an approved grocery store	Approved by BCC	March 2012
DR-0466-10	Grocery store - expired	Approved by BCC	December 2010
UC-0384-08 (ET-0088-10)	First extension of time for residential separation reductions and a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	July 2010
ZC-1364-06 (WC-0089-10)	Waived the condition of a zone change requiring full off-sites	Approved by BCC	July 2010
UC-0384-08	Reduced residential separation to a convenience store and vehicle facility with a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	July 2008
DR-1185-07	Commercial center - expired	Approved by PC	November 2007
ZC-1364-06	Reclassified the site from H-2 to C-2 zoning for a shopping center including a convenience store with gasoline sales	Approved by BCC	November 2006
VS-1348-06	Vacated and abandoned a 33 foot government patent easement along the southern property line	Approved by PC	November 2006
MP-1336-04	Mountain's Edge Master Plan for the area south of Blue Diamond Road	Approved by BCC	October 2004
VS-0571-96	Vacated and abandoned a 33 foot government patent easement along the east property line	Approved by BCC	May 1996
UC-1910-95	90 foot communication tower with 336 square foot support building and associated equipment	Approved by PC	December 1995

Surrounding Land Use

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

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

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30, and the proposed location, size, and design of the lot is consistent with the previous land use on the site. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ST ENTERPRISES, LLC

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



Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 17621201012

PROPERTY ADDRESS/ CROSS STREETS: Durango/Blue Diamond

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map

PROPERTY OWNER INFORMATION

NAME: Wow Build Co One, LLC

ADDRESS: 1215 Fort Apache, Suite 210

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: ST Enterprises, LLC

ADDRESS: 1215 Fort Apache, Suite 210

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 7027927000

CELL _____

EMAIL: eolson@kcnvlaw.com

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

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

DocuSigned by:

Todd Bender

Todd Bender

2/13/2025

Property Owner (Signature)

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

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☐ DR

☐ PUD

☐ SDR

☒ TM

☐ WC

☐ OTHER _____

APPLICATION # (s) TM-25-500071

ACCEPTED BY [Signature]

PC MEETING DATE 5/20/25

DATE 4/8/25

BCC MEETING DATE _____

FEES \$750

TAB/CAC LOCATION Enterprise

DATE 5/14/25

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

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

March 20, 2025

VIA EMAIL

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

Re: Justification Letter – Tentative Map
APN: 176-21-201-012
S.T. Enterprises, LLC - WOW Car Wash

To Whom It May Concern:

This firm represents S.T. Enterprises, LLC (the “Applicant”) in the above referenced matter. This application is a request for a tentative map for property located at the southeast corner of South Durango Drive and Blue Diamond Road (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 176-21-201-012.

The Property was recently approved for a car wash and drive-thru via application UC-24-0463. The submitted tentative map will allow for the future subdivision of the Property into three parcels for the car wash, drive-thru, and existing cell tower. The required documents for the tentative map are included with this submittal for review.

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

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

Planner
Copy

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400047 (DR-22-0072)-DIAMOND VALLEY VIEW LTD:

DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) distribution center; 2) lighting plan; and 3) alternative parking lot landscaping on 4.3 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

177-08-401-004

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 8080 Valley View Boulevard
- Site Acreage: 4.32
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 39
- Square Feet: 75,818
- Parking Required/Provided: 76/80

Overview

The site was reclassified to the IP (Industrial Park) zoning district (formerly M-D zone) via ZC-20-0602 for a proposed office/warehouse facility. DR-22-0072 was approved as a redesign for the site which included a distribution center instead of an office/warehouse facility. This design review expunged the waiver of development standards for alternative driveway geometrics and the design review for the site associated with ZC-20-0602. Lastly, ADET-24-900209 was approved as the first extension of time.

Site Plan

The previously approved plan depicts a distribution center consisting of 1 building located on the central portion of the parcel. Access to the site will be provided by 2 proposed driveways that are located on the northwest and southwest corners of the parcel. Parking for the facility is

located on the north, south, and west sides of the building. The loading docks are located on the east side of the building and will not be visible from the right-of-way.

The applicant submitted a lighting plan indicating 10 freestanding site light fixtures and 11 fixtures on the walls of the building. Lighting does not shine directly onto the adjacent property.

Landscaping

The approved plan depicts a 15 foot wide landscape area with a detached sidewalk adjacent to Valley View Boulevard. The plant material within this landscape area consists of trees, shrubs, and groundcover. Other landscape areas are located adjacent to the building and within the parking area, which also consist of trees, shrubs, and groundcover. The parking areas located to the south and west of the building are not providing the required landscape islands/landscape fingers within the parking area. However, the required trees for these parking areas are being provided in landscape areas adjacent to the building and in landscape islands located in other portions of the site.

Elevations

The approved building is 1 story with a maximum height of 39 feet. The building has a flat roof behind a parapet wall, which varies in height between 38 feet to 39 feet to break-up the roofline of the building. The exterior of the building will be constructed with concrete tilt-up panels painted in neutral colors.

Floor Plans

The approved plans depict a 75,818 square foot building. Approximately 3,800 square feet of the southwestern corner of the building is designated as an office area the remainder of the building will be warehouse space for the distribution center.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval:

Listed below are the approved conditions for ADET-24-900209 (DR-22-0072):

Current Planning

- Until April 5, 2025 to commence.
- Applicant is advised that the application must commence by the stated date 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.

Listed below are the approved conditions for DR-22-0072:

Current Planning

- Expunge the waiver of development standards and design review portion of ZC-20-0602;
- 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; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements on Valley View Boulevard to be completed within a timeline approved by Public Works - Development Review Division, unless the developer enters into a cost participation agreement;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- Applicant to install signs stating "NO RIGHT TURN FOR TRUCKS" on the Valley View Boulevard driveways.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace

determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0073-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Applicant's Justification

Per the applicant, financing the project has taken longer than anticipated. There are active Building Department and Public Works permits for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0072	Design review for a distribution center, the lighting plan, and alternative parking lot landscaping	Approved by PC	April 2022
VS-21-0395	Vacated easements - recorded	Approved by PC	September 2021
ZC-20-0602	Reclassified the site from R-E to M-D zoning for an office/warehouse facility	Approved by BCC	March 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Neighborhood Commercial	IP (AE-60 & AE-65)	Distribution center
South	Business Employment	IP (AE-60 & AE-65)	Commercial vehicle wash
East	Business Employment	IP (AE-60 & AE-65)	Distribution center
West	Business Employment	IP (AE-60)	Distribution center & drainage channel

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.

In addition to approved Public Works permits for drainage studies, off-site improvements, and bonds, the following Building Department permits: BD22-51268 and BD22-51551 are approved and have also been issued to the applicant. Records show that the applicant has made significant progress towards commencing the project; therefore, 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 April 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

- Drainage study and compliance;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 177-08-401-004

PROPERTY ADDRESS/ CROSS STREETS: 8080 Valley View Blvd Las Vegas NV 89139

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for DR22-0072/ADET24-900209

PROPERTY OWNER INFORMATION

NAME: Diamond Valley View LTD

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

EMAIL: rgallegos@visiconlv.com

APPLICANT INFORMATION (must match online record)

NAME: Petersen Management LLC - Darren C. Petersen, Manager

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-734-9393

CELL 702-524-0054

EMAIL: kpruett@visiconlv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # 168799

TELEPHONE: 702-734-9393

CELL 702-524-0054

EMAIL: rgallegos@visiconlv.com

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

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

Property Owner (Signature)*

Darren C. Petersen, Manager

Property Owner (Print)

3/13/2025

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☒ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

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☐ AV

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☐ VS

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☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s) ET-25-400047

ACCEPTED BY MY

PC MEETING DATE 6/3/25

DATE 4/7/25

BCC MEETING DATE _____

FEES \$800

TAB/CAC LOCATION Enterprise

DATE 5/14/25

ET-25-400047

PLAN
COPY

DC Petersen Professional Consultants

5052 S. Jones Boulevard, Suite 165 Las Vegas, Nevada 89118 ph: (702)734-9393



March 13, 2025

Clark County Current Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

Attn: Senior Planner

Re: Diamond Valley View Distribution Center
ZC-22-0072 / ADET-24-900209
APN: 177-08-401-004
2nd Extension of Time
Justification Letter

Dear Staff,

We respectfully request a favorable consideration for the 2nd extension of time for the above referenced project for a period of two (2) years to commence.

We have pulled building permits and intend to start later this year. Financing is taking longer than anticipated to secure, and additional time to commence is necessary. Also there have been delays in the Special Improvement District associated with the Kinder Morgan jet fuel line relocation, GHD Project # 12601941.

If you should have any questions or require additional information, please contact me at 702-524-0054.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard C. Gallegos", written over a light blue circular stamp.

Richard C. Gallegos
Project Director

ET-25-400047

PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-25-0304-DEAN MARTIN BUSINESS CENTER, LLC I

SIGN DESIGN REVIEWS for the following: **1)** increase the area of a proposed electronic message unit, static; **2)** allow a proposed freestanding sign along a freeway; **3)** reduce the setback of a proposed freestanding sign; **4)** increase the number of proposed monument signs; and **5)** proposed signage for a previously approved office/retail/warehouse complex on 13.5 acres in an IP (Industrial Park) Zone.

Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-17-311-001

SIGN DESIGN REVIEWS:

1. Increase the area of a proposed electronic sign (electronic message unit, static) to 648 square feet where a maximum of 100 square feet is permitted per Section 30.05.02G (a 548% increase).
2. Allow a proposed freestanding sign to be located along a freeway without property access from a frontage road where required per Section 30.05.02L.
3. Reduce the setback for of a proposed freestanding sign to 2 feet where 10 feet is required per Section 30.05.02L (an 80% reduction).
4. Increase the number of monument signs to 3 where a maximum of 2 are permitted per Section 30.05.02M (a 50% increase).
5. Proposed signage for a previously approved office/retail/warehouse complex.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.5
- Project Type: Proposed freestanding and monuments signs
- Sign Height (feet): 39 (proposed freestanding)/18 (proposed electronic message unit, static)/6.5 (proposed monument)
- Square Feet: 702 (proposed freestanding)/324 per side, 648 overall (proposed electronic message unit, static)/144 (proposed monument)

Site Plan

The plan depicts an office/retail/warehouse complex currently under construction, which was approved via ZC-20-0091 in June of 2020. The plan depicts 3 proposed monument signs along the west property line and 1 proposed freestanding sign featuring a static electronic message unit along the east property line. The first proposed monument sign in the northwest corner is set back 11 feet, 10 inches from the property line. The second proposed monument sign south of the driveway along the west property line is set back 9 feet, 2 inches from the property line. The third proposed monument sign in the southwest corner is set back 12 feet from the property line. The proposed freestanding sign is set back 2 feet from the east property line where 10 feet is required per Title 30, and is located along the I-15 freeway without property access from a frontage road as required by Title 30.

Sign Plan

The proposed monuments signs are each 48 square feet in area and 6 feet, 6 inches in height (not including the base) and will not be illuminated. The monument signs will feature the name of the development, along with the addresses of the buildings within the development. The proposed freestanding sign is 702 square feet in area and 39 feet in height. The static electronic message unit portion of the freestanding sign is 324 square feet in area and 18 feet in height. The freestanding sign is double-sided, with no signage on the sides, while the overall square footage of the static electronic message unit portion is 648 square feet (324 square feet per side). The freestanding sign will be painted to match the buildings, with the name of the development and tenants included on the sign and internally illuminated. The signs meet the residential adjacency standards of Title 30 since the proposed freestanding sign with the static electronic message unit is fully screened from the residential zone to the west, while the proposed monument signs are not illuminated.

Proposed Signage

Type of Sign	# of Signs	# of Signs allowed per Title 30	Proposed (sq. ft.)	Total (sq. ft.)	Total (sq. ft.) allowed per Title 30
Freestanding*	1	1 per street frontage	702 (2-sided)	702 (2-sided)	2,438
Monument	3	2	48	144	160
EMU, Static	1	1	324 (2-sided)	324 (2-sided)	100

*The freestanding sign also contains an Electronic Message Unit (static).

Landscaping

There are no proposed changes to landscaping associated with this request.

Applicant's Justification

The applicant states that the lack of illuminated signage along Ford Avenue, Dean Martin Drive, and Wigwam Avenue, along with the signage size and color, is to meet the residential adjacency standards for the residential properties abutting the subject site. The freestanding sign will not be visible from Dean Martin Drive and will be entirely screened by the 41 foot high building along the west property line. The setback reduction for the freestanding sign is consistent with other properties along the freeway, which have walls built on the property line. The 1,915 feet of street frontage will also limit the impact of the additional monument sign being requested.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-24-900772	Administrative design review for revised plans for ZC-20-0091	Approved by ZA	December 2024
ET-24-400064 (ZC-20-0091)	First extension of time of a zone change from R-E and H-2 to M-D zoning	Approved by BCC	July 2024
ET-22-400088 (VS-20-0090)	First extension of time to vacate and abandon easements and right-of-way	Approved by BCC	August 2022
ZC-20-0091	Zone change from R-E and H-2 to M-D zoning	Approved by BCC	June 2020
TM-20-500026	1 lot commercial tentative map	Approved by BCC	June 2020
VS-20-0090	Vacated and abandoned easements and right-of-way - recorded	Approved by BCC	June 2020
SC-0138-05	Street name change from Industrial Road to Dean Martin Drive	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Business Employment	RS20, H-2, CG, & IP (AE-60)	Undeveloped, office trailers with outside storage, office building, & outside storage
South	Business Employment	RS20, CG, & H-2	Landscape contractor yard, undeveloped, office trailer & outside storage, & undeveloped
East	Entertainment Mixed-Use & Business Employment	CG & CR	I-15, undeveloped, & condominiums
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) (AE-60)	Undeveloped & single family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Sign Design Reviews

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

Sign Design Reviews #1, #2, & #3

While staff can understand the applicant's desire to locate the freestanding sign with the static electronic message unit along the freeway, staff has concerns with the design and location of the sign. Title 30 limits the square footage of static electronic message units to 100 square feet in the IP Zone to mitigate potential negative impacts on adjacent properties and rights-of-ways. The significant increase requested for the electronic message unit creates visual clutter due to the existing off-premises signs to the north and south of the subject site. The proposed setback reduction to 2 feet will increase the visibility of the sign from the I-15, exacerbating the visual clutter created by the sign. The proposed freestanding sign is utilized for directional purposes to lead customers to the site, but since there is no frontage road along the I-15 freeway, the sign does not comply with Title 30. Staff finds that the freestanding sign can be redesigned and relocated to meet the Title 30 standards for the area of static electronic message units and the setbacks for freestanding signs. Therefore, staff cannot support these requests.

Sign Design Review #4

Staff finds that the site has 1,200 feet of street frontage along Dean Martin Drive, which will help reduce the impact of the additional monument sign by providing a greater distance between the monument signs. Staff finds that only 1 of the monument signs will be across from the existing single-family residential neighborhood to the west of the subject site, while the monument signs on the southwest portion of the site will be spaced 320 feet apart. None of the monument signs will be illuminated, minimizing the visual impact on surrounding development. Therefore, staff can support this request.

Sign Design Review #5

Staff finds that the proposed freestanding and monument signs are generally suitable for the subject site in terms of size and design. However, staff has concerns about the potential safety risks associated with the design and location of the freestanding sign with a static electronic message unit along the I-15 freeway. The freestanding sign could be redesigned and relocated to comply with Title 30 standards, while mitigating the impact on the public right-of-way. Therefore, staff cannot support this request.

Staff Recommendation

Approval of sign design review #4; denial of sign design reviews #1, #2, #3, and #5.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not

commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DEAN MARTIN BUSINESS CENTER, LLC

CONTACT: DEAN MARTIN BUSINESS CENTER, LLC I, 4330 S. VALLEY VIEW BOULEVARD, SUITE 108, LAS VEGAS, NV 89103



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 177-17-311-001

PROPERTY ADDRESS/ CROSS STREETS: 8540, 8580, 8660, and 8620 Dean Martin Drive

DETAILED SUMMARY PROJECT DESCRIPTION

This application is for the SDR of (3) monument signs and a one (1) freestanding sign with a static digital message unit as part of a four (4) building commercial project originally approved under ZC-20-0091.

PROPERTY OWNER INFORMATION

NAME: DEAN MARTIN BUSINESS CENTER L L C I

ADDRESS: 4330 S Valley View Blvd., Suite 108

CITY: Las Vegas STATE: NV ZIP CODE: 89103

TELEPHONE: (702) 320-4400 CELL _____ EMAIL: jay@hellercompanies.com

APPLICANT INFORMATION (must match online record)

NAME: DEAN MARTIN BUSINESS CENTER L L C I

ADDRESS: 4330 S Valley View Blvd., Suite 108

CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____

TELEPHONE: (702) 320-4400 CELL _____ EMAIL: jay@hellercompanies.com

CORRESPONDENT INFORMATION (must match online record)

NAME: HELLER COMPANIES LLC

ADDRESS: 4330 S Valley View Blvd., Suite 108

CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____

TELEPHONE: (702) 320-4400 CELL _____ EMAIL: jay@hellercompanies.com

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

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


Property Owner (Signature)*

Tim York
Property Owner (Print)

March 24, 2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) SDR-25-0304

PC MEETING DATE 6-3-25

BCC MEETING DATE _____

TAB/CAC LOCATION Enterprise

ACCEPTED BY MH

DATE 4-10-25

FEES \$1,000

DATE 5-14-25



March 24, 2025

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155-3530

RE: Justification Letter; Sign Design Review 25-100263
Dean Martin Business Center; APN: 177-17-311-001

We are requesting a sign design review for 3 monument signs and one 1 freestanding sign with a static electronic message unit. This is in conjunction with our Dean Martin Business Center project, which is comprised of four (4) buildings originally approved under ZC-20-0091.

Our request is to 1) allow for a freestanding sign in the IP zone with a static electronic message unit (EMU) along the freeway without access from a frontage road where not permissible per Section 30.05.02L; 2) reduce the setback for a freestanding sign to 2' where 10' is required per Section 30.05.02L; and 3) increase the area of the electronic message unit (static) to 324 square feet where 100 square feet is the maximum per Section 30.05.02G (see the proposed signage table below). The proposed electronic message unit sign will comply with the standards in Section 30.05.04B. We have restricted our signage along 1,915 linear feet of street frontage facing Ford Avenue, Dean Martin Drive and Wigwam Avenue to not allow illuminated signage and have further restricted signage size and color. This was a compromise for the residential neighboring properties. The freestanding sign would be an appropriate alternative for our tenants to display their company name and location. The freestanding sign will not be visible from Dean Martin Drive and will be entirely shielded by building 400 which is 41' high. Regarding the setback reduction we feel this is an adequate distance from the right-of-way as other areas along the freeway have walls built on the property line.

We are also requesting to increase the number of monument signs for a corner pad site to allow for 3 monument signs where 2 are permitted per Section 30.05.02M. We feel this request is appropriate given the 1,915 feet of street frontage our project has. The monument signs will only display the name of the project and building addresses (see enclosed elevations). All signs will be located outside of any SVZ and will not exceed the 80 square feet permitted per Section 30.05.02M (see the proposed signage table below). The proposed sign locations will be 1) at the intersection of Ford Avenue and Dean Martin Drive, 2) Wigwam Avenue and Dean Martin Drive and 3) the main driveway entrance along Dean Martin Drive. The proposed signs will comply with Section 30.04.06I standards for signs adjacent to residential development.

Page 1 of 2

4330 S. Valley View Blvd., Suite 108, Las Vegas, NV 89103
Office: 702.320.4400 Fax: 702.320.4403

www.hellercompanies.com

Page 2 of 3

SJR-25-0304

HELLER
COMPANIES
Providing Quality Business Centers

The proposed square footage of the signs will be per the table below:

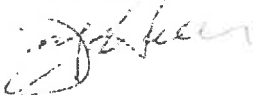
Table - Proposed signage

Type of Sign	# of Signs	Proposed SF	Total SF
Freestanding	1	702*	702
Monument	3	48	144
EMU-Static	1	324	324

*EMU, Static

Please call if you have any questions or would like discuss our project further. I can be reached in the office at 702.320.4400.

Best Regards,



Jay Heller
Heller Companies, LLC
Managing Member

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VC-25-0283-ROSENTHAL FAMILY REVOCABLE LIVING TRUST & ROSENTHAL JAMIE & LENORA TRS:

VARIANCE to reduce the rear setback for an existing patio cover in conjunction with an existing single-family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community.

Generally located on the west side of Valley View Boulevard, 190 feet north of Royal Scots Avenue within Enterprise, JJ/nai (For possible action)

RELATED INFORMATION:

APN:

177-31-711-005

VARIANCE:

Reduce the rear setback of an existing patio cover to 7 feet, 3 inches where 10 feet is required (a 28% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 11016 Pentland Downs Street
- Site Acreage: 0.1
- Project Type: Existing attached patio cover
- Building Height (feet): 9 feet, 6 inches (existing solid patio cover)/9 feet (existing lattice patio cover)
- Square Feet: 98 (solid patio cover)/104 (lattice patio cover)

Site Plans

The plans depict an existing single-family residence centrally located on a 0.1 acre lot. In the rear yard (east of the residence), the applicant constructed an attached solid patio cover on the northeast corner of the residence. On the eastern face of the solid patio cover, the applicant extended the solid patio cover by adding a lattice design patio cover. The plans show that combined patio covers now have a setback of 7 feet, 3 inches from the rear (east) wall, where 10

feet is required. Also, the patio over is set back 3 feet from the side (north) wall. The solid patio cover is 98 square feet, and the lattice patio cover is 104 square feet.

Elevations

The photos depict that the solid patio cover is 9 feet, 6 inches and the lattice patio cover is 9 feet high. Both shade structures will match the color and materials of the existing house

Applicant's Justification

Per the applicant's justification letter, the solid patio cover, and the extension (lattice patio cover) are existing to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-1308-06	Extended the time on a board for off-site improvements in conjunction with a residential subdivision	Approved by BCC	November 2006
MP-1071-05	Land use plan amendment for a mixed-use comprehensive master planned community known as Southern Highlands	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Southern Highlands - Mid-Intensity Suburban Neighborhood	R-2	Single-family residences

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 submitted photographs show that the patio cover is existing. In addition, the applicant has an active building permit (BD24-29164-R001). Staff finds that this request does not meet the criteria for approval of a variance. There are no unique circumstances with the property, such as lot shape or topography, that would indicate that a variance should be approved. Since this request is a self-imposed hardship, 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:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is that 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.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JACQUELINE APPELYARD

CONTACT: JACQUELINE APPELYARD, KODA PATIOS, 5912 PASEO DEL MAR, LAS VEGAS, NV 89108



Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 177 31-711 005
11000 Peninsula Drive, S5 S1 2nd Ave S1141
PROPERTY ADDRESS/CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION

7x14
13x8

PROPERTY OWNER INFORMATION

NAME: James Rosenthal
ADDRESS: 1000 Peninsula Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89141
TELEPHONE: _____ CELL: 702 366 2662 EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: James Rosenthal / Jacqueline Applewood
ADDRESS: 1000 Peninsula Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89141 REF CONTACT ID # _____
TELEPHONE: 702 445 4421 CELL: 702 772 3077 EMAIL: bedupolice@yahoo.com

PROPERTY OWNER INFORMATION (must match online record)

NAME: James Rosenthal
ADDRESS: 5912 Parson Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # _____
TELEPHONE: 702 445 4421 CELL: _____ EMAIL: _____

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

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

Property Owner (Signature): James Rosenthal Date: 11/18/24
Property Owner (Print): James Rosenthal

OFFICIAL USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> FDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> W
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> FA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> FUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER: _____

APPLICATION # (s): VC-25-0283 ACCEPTED BY: NAT
HEARING DATE: 6/3/2025 DATE: 4/7/2025
REC MEETING DATE: _____ FEE: \$800.00
TAX MAP LOCATION: enterprise DATE: 5/14/2025

4/7/2025



November 20, 2024

Customer name:

Jamie Rosenthal

11016 Pentland downs CT.

Las Vegas, NV 89141

Parcel # 177-31-711-005

To Clark County Building Permit Department:

I am applying for a variance application to wave the rear set to be 7 foot 3 inches where 10 foot is required. Also the side set back to be 3 foot when 5 foot is required for the Southern Highlands. We have built a 7x14 solid patio cover and 13x8 lattice patio cover attached to the residence. The height of the patio cover is 9 foot. The color of the materials is brown trim and beige tubes and pans. I have attached photos of the complete job to reference to.

I would like to mention that the house already has an approved zone variance for the house to be 3 foot to the side wall.

Thank you,

Jacqueline Appleyard

Koda Patios LLC

License # 0088067

Email: kodapatios@yahoo.com

Office # 702-445-4421

Website: www.kodapatios.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0278-WORKU ASRAT:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate building separation for existing accessory structures in conjunction with an existing single-family residence on 0.11 acres in an RS3.3 (Single Family Residential 3.3) Zone.

Generally located on the east side of Flagler Street, 55 feet north from Julesburg Drive within Enterprise. MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

177-07-310-076

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the side interior setback for an existing accessory structure (storage #1) to 1 foot, 5 inches where 5 feet is required per Section 30.02.07 (an 72% reduction).
 - b. Reduce rear setback of an existing accessory structure (storage #1) to 1 foot, 5 inches where 5 feet is required per Section 30.02.07 (an 72% reduction).
 - c. Reduce the side interior setback for an existing accessory structure (storage #2) to 4 inches where 5 feet is required per Section 30.02.07 (a 93% reduction).
 - d. Reduce rear setback of an existing accessory structure (storage #2) to 4 inches where 5 feet is required per Section 30.02.07 (a 93% reduction).
2. Eliminate the separation distance between an existing shade structure and the existing main residence where 6 feet is required per Section 30.02.07.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7858 Flagler Street
- Site Acreage: 0.11
- Project Type: Existing accessory structures
- Building Height (feet): 13 feet, 4 inches (storage #1)/ 8 feet, 4 inches (storage #2)/ 8 feet, 10 inches (existing shade structure)
- Square Feet: 157(storage #1)/ 57 (storage #2)/ 50 (shade structure)

Site Plan

The plan depicts an existing single-family residence centrally located on 0.11 acres. Access to the residence is along the west property line adjacent to Flagler Street. In the rear yard (east portion of the site) there are 3 accessory structures that require waivers of development standards for reduce setbacks and eliminating the separation distance requirement per Title 30.

Storage #1 is an existing accessory structure located on the southeast corner of the site, and is set back 1 foot, 5 inches from the south property line (side) and the east property line (rear), where 5 feet is required per Code.

Storage #2 is an existing accessory structure located on the northeast corner of the site and is set back 4 inches from the north property line (side) and the east property line (rear), where 5 feet is required per Code.

Lastly, there is an existing shade structure located on the northeast corner of the main residence. The shade structure has a zero foot separation from the main residence, where 6 feet is required per Code.

Elevations

The photos depict 3 existing accessory structures:

- Storage #1 is 13 feet and 4 inches high, constructed of from wood that is the same beige color of the house. This is the only accessory structure that is architecturally compatible to the main residence
- Storage #2 is 8 feet and 4 inches high, and is constructed of fiber plastic with a white and grey exterior.
- The shade structure is 8 feet and 10 inches high, and constructed of metal that is black in color.

Applicant's Justification

The applicant closed their business during the COVID-19 pandemic, and the applicant needed to find an immediate solution to store their inventory and equipment. The escalating costs for storage rental became unsustainable for the applicant. The newest storage building is cost effective and convenient to access the inventory and equipment without having to travel to an off-site location.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE24-34221 is an active violation on this site and is related to building an accessory structure without a building permit.

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

Setbacks are intended to promote safety and an aesthetically pleasing streetscape and neighborhood. Staff finds that historical aerial photographs show that a storage shed, and the existing shade structure was placed within the rear yard prior to 2020. By the fall of 2024 the storage shed was relocated from the southeast corner to the northeast corner of the site. The applicant constructed a new and larger accessory structure (storage #1) on the southeast corner of the site. Staff finds that the applicant's request is a self-imposed hardship. These existing structures can be redesigned or relocated to meet the required setbacks and the minimum separation distance requirement; therefore, staff cannot support this request.

Waiver of Development Standards #2

Separation distances between structures are essential to ensure safety and mitigate visual clutter. The separation distance between the existing shade structure and the main residence is zero feet. The applicant did not provide justification as to why the shade structure cannot be moved to meet the required separation distance of 6 feet from the main residence. Staff does not 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:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ASRAT WORKU

CONTACT: ASRAT WORKU, 7858 FLAGLER STREET, LAS VEGAS, NV 89139



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 17707310076.

PROPERTY ADDRESS/ CROSS STREETS: 7858 Flagler St. Las Vegas NV 89139

DETAILED SUMMARY PROJECT DESCRIPTION

Applying for a waiver of development standard for
there a setback and separation distance for
three accessory structures.

PROPERTY OWNER INFORMATION

NAME: Asrat Worku
ADDRESS: 7858 Flagler St
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: (702) 883 7671 CELL: (702) 883 7671 EMAIL: asratworku7858@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Asrat Worku
ADDRESS: 7858 Flagler St
CITY: Las Vegas STATE: NV ZIP CODE: 89139 REF CONTACT ID #
TELEPHONE: _____ CELL: (702) 883 7671 EMAIL: asratworku7858@gmail.com

CORRESPONDENT INFORMATION (must match online record)

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

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

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

[Signature]
Property Owner (Signature)*

Asrat Worku
Property Owner (Print)

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) MS-25-0078

PC MEETING DATE 6/3/2025

BCC MEETING DATE _____

TAB/CAC LOCATION Enterprise

ACCEPTED BY NAI

DATE 4/1/2025

FEES \$800.00

DATE 5/14/2025

Asrat Worku

Clark County

26 December 2024

Dear Clark County,

During the COVID-19 pandemic, I faced the unfortunate reality of having to close my retail store, which led me to seek an immediate solution for storing the business's inventory and equipment. I considered renting a storage unit as a temporary measure, believing it would be a short-term fix. However, over time, the escalating monthly costs of the storage rental became unsustainable. As the expenses continued to build up without any clear end in sight, I realized that I needed to find a more economical and permanent solution. After considering various options, I made the decision to build a dedicated storage unit in my backyard. Not only does this provide a secure and accessible place to store my belongings, but it also eliminates the burden of recurring rental fees. The new structure is not only cost-effective in the long run but also offers added convenience, as I can now access my inventory and equipment whenever needed without the added hassle of traveling to an off-site location. This strategic investment in a backyard storage unit helps reduce my ongoing stress and allows me to focus on future opportunities without the constant financial strain of renting space elsewhere.

~Asrat Worku

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.14 acres.

Generally located on the west side of GilesPie Street, 130 feet north of WellSpring Avenue within Enterprise. MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-28-203-002; 177-28-203-003

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: 2.14
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that an 80 foot wide power easement along the north property line of the northern parcel limits available buildable space, thus, making it a challenge to conform to rural standards for development. The proposed Low-Intensity Suburban Neighborhood (LN) designation is appropriate since there are existing RS5.2 and RS3.3 zoned subdivisions farther to the south and southwest. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Silverado Ranch Park
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

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

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

Related Applications

Application Number	Request
ZC-23-0879	A zone change to reclassify the site from RS20 to RS5.2 zoning is a companion item on this agenda.
WS-25-0284	A waiver of development standards and design review to modify residential adjacency standards and increase wall height in conjunction with a proposed single-family residential development is a companion item on this agenda.
VS-25-0285	A vacation and abandonment for a portion of right-of-way being Gillespie Street and government patent easements is a companion item on this agenda.
TM-25-500070	A tentative map for a proposed 8 lot single-family residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Ranch Estate Neighborhood (RN) to 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.

Staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) to not be compatible with the surrounding area. The properties to the east, west, and south are

planned Ranch Estate Neighborhood (RN), zoned **RS20**, and developed with existing single-family residences. Even though the properties across Giles pie Street to the northeast are planned Mid-Intensity Suburban Neighborhood (MN), those properties were developed with **RS20** zoned single-family homes. Therefore, the existing RN designation on the site is more compatible with the existing adjacent and abutting properties than the proposed LN designation. Furthermore, the applicant states that the 80 foot wide power easement along the north property line of the north parcel is justification for the proposed LN designation. However, only a 56.5 foot wide portion of the power easement is on the parcel, leaving 0.68 acres available for development, which is more than the required minimum lot size of 0.5 acres needed in the **RS20** zone. The request does not comply with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods that is compatible with scale and intensity of the surrounding area. For these reasons, staff finds the request for the LN land use category not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card, 2 letters

PROTEST: 25 cards, 3 letters

PLANNING COMMISSION ACTION: February 20, 2024 – HELD – To 04/16/24 – per the applicant.

PLANNING COMMISSION ACTION: April 16, 2024 – HELD – To 06/18/24 – per the applicant.

PLANNING COMMISSION ACTION: June 18, 2024 – HELD – To 12/17/24 – per the applicant.

PLANNING COMMISSION ACTION: December 17, 2024 – DENIED – Vote: Aye: Kirk, Castello, Kilarski, Lee, Mujica, Stone Nay: Frasier

COUNTY COMMISSION ACTION: January 22, 2025 – HELD – To 06/04/25 – per the applicant.

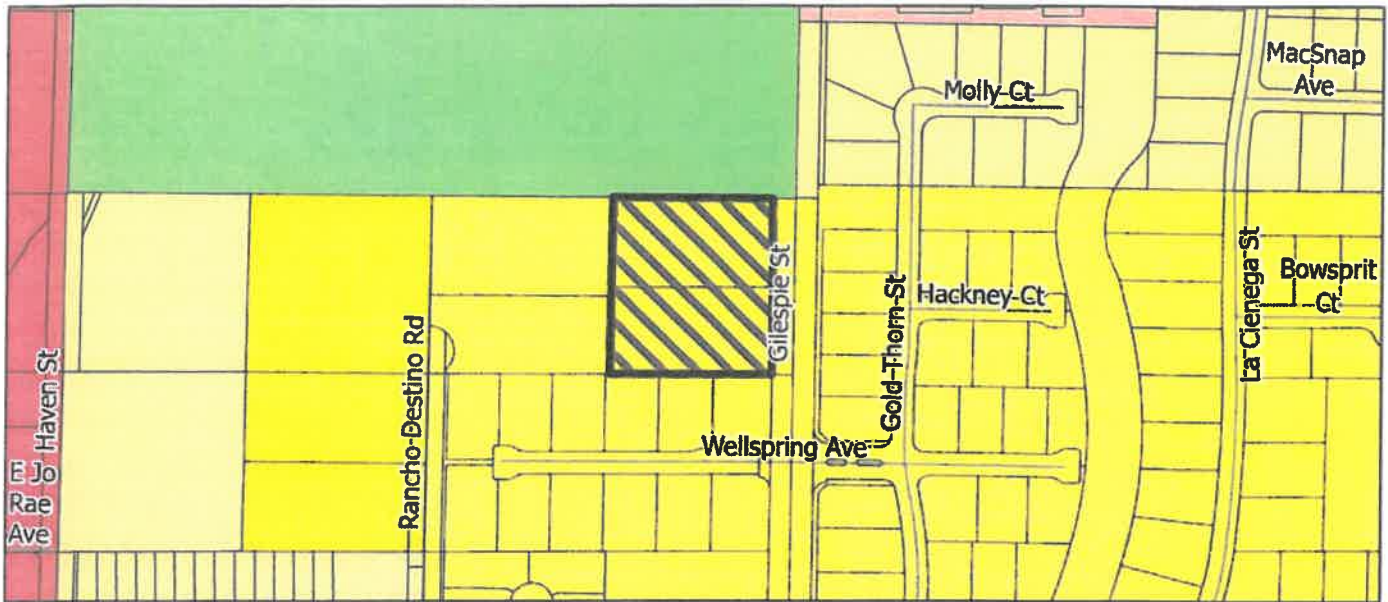
APPLICANT: KHUSROW ROOHANI

**CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118**

DRAFT

Planned Land Use Amendment PA-23-700051

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Planning Areas

Requested Area To Change

**Enterprise
Clark County, Nevada**

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



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:

AMENDED HOLDOVER ZONE CHANGE to reclassify 2.14 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as R-E (Rural Estates Residential) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single Family Residential) Zone).

Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action)

RELATED INFORMATION:

APN:

177-28-203-002; 177-28-203-003

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: 2.14
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that an 80 foot wide power easement along the north property line of the northern parcel limits available buildable space, and thus, making it a challenge to conform to rural standards for development. The proposed RS5.2 zoning is appropriate since there are existing RS5.2 and RS3.3 zoned subdivisions farther to the south and southwest. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Silverado Ranch Park
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	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
PA-23-700051	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
WS-25-0284	A waiver of development standards and design review to modify residential adjacency standards and increase wall height in conjunction with a proposed single-family residential development is a companion item on this agenda.
VS-25-0285	A vacation and abandonment for a portion of right-of-way being Gillespie Street and government patent easements is a companion item on this agenda.
TM-25-500070	A tentative map for a proposed 8 lot single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the request to RS5.2 zoning to not be compatible with the surrounding area. The properties to the east, west, and south are planned Ranch Estate Neighborhood (RN), zoned RS20, and developed with existing single-family residences. Therefore, the existing RS20 zoning on the site is more compatible with the existing adjacent and abutting properties than the proposed RS5.2 zoning. Furthermore, the applicant states that the 80 foot wide power easement along the north property line of the north parcel is justification for the proposed RS5.2 zoning. However, only a 56.5 foot wide portion of the power easement is on the parcel, leaving 0.68 acres available for development, which is more than the required minimum lot size of 0.5 acres needed in the RS20 zone. The request does not comply with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods that is compatible with scale and intensity of the surrounding area. For these reasons, staff finds the request for RS5.2 zoning not appropriate for this location.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners for final action.

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

- No comment.

Fire Prevention Bureau

- 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 CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card, 2 letters

PROTESTS: 19 cards, 2 letters

PLANNING COMMISSION ACTION: February 20, 2024 – HELD – To 04/16/24 – per the applicant.

PLANNING COMMISSION ACTION: April 16, 2024 – HELD – To 06/18/24 – per the applicant.

PLANNING COMMISSION ACTION: June 18, 2024 – HELD – To 12/17/24 – per the applicant.

PLANNING COMMISSION ACTION: December 17, 2024 – FORWARDED – NO RECOMMENDATION.

COUNTY COMMISSION ACTION: January 22, 2025 – HELD – To 06/04/25 – per the applicant.

APPLICANT: KHUSROW ROOHANI

CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118

PHONE: (702) 362-8844 | FAX: (702) 362-5233

TANEYCORP.COM

April 22, 2025

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

REVISED
GRC
4/22/25
ZC-23-0879

**Re: Gilespie & Wellspring
APR-23-101262
APN: 177-28-203-002 & 177-28-203-003
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Zone Boundary Amendment for a future single-family residential development.

Parcel Information

The subject parcels total 2.11 gross acres and are located west of Gilespie Street and approximately 950 feet north of Pyle Avenue. The parcels are currently zoned RS20 (Residential Single-Family 20), with a planned land use of RN (Ranch Estate Neighborhood). A Zone Boundary Amendment and separate Master Plan Amendment are requested in support of a future single-family residential development that has not yet been designed.

Zone Boundary Amendment

This request is to rezone the subject parcels to R S5.2 (Residential Single-Family 5.2) from RS20 (Residential Single-Family 20). The parcels are adjacent to properties zoned P-F (Public Facility) to the north and R-E (Rural Estates Residential District) to the east, south, and west.

The justification for this Zone Boundary Amendment is rooted in the unique characteristics of the site, defined by the presence of an existing 80-foot-wide power line easement, rendering it suitable for an in-fill project. The constraints of the easement limit the available space, making it challenging to conform to rural standards for development. Notably, there are established R S5.2 (Residential Single-Family 5.2) and RS3.3 (Residential Single-Family 3.3) developments to the south and southwest of the site. This rezoning request is deemed appropriate, aligning with and complementing these existing developments, featuring similar densities.

Furthermore, this Zone Boundary Amendment is a direct response to the demand for in-fill projects within the community. In-fill development is vital for optimizing land use in constrained areas and contributes to minimizing urban sprawl. The proposed amendment actively addresses the county's sustainability goals by repurposing available space, providing a thoughtful and efficient land utilization strategy.

This proposed amendment not only meets the immediate needs of the community but also reflects a forward-thinking approach to land use planning. The compatibility with existing developments and the unique considerations of the site illustrates a commitment to sustainable and well-coordinated growth within the region. The Zone Boundary Amendment, in conjunction with the proposed land use amendment, underscores a



commitment to optimizing the subject parcels within the broader context of their geographical and environmental constraints, contributing to the long-term vision for the area.

We are hopeful that this letter clearly describes the requests and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0285-SILVER GILESPIE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and between Haven Street (alignment) and GilesPie Street; and a portion of right-of-way being GilesPie Street located between Silverado Ranch Boulevard and Pyle Avenue within Enterprise (description on file). MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-28-203-002; 177-28-203-003

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north, south, and west boundaries of the project site. The patent easements are no longer needed for right-of-way and utility purposes. Furthermore, the plans illustrate the vacation and abandonment of 5 feet of right-of-way being GilesPie Street. The vacation of the right-of-way is necessary to accommodate the required detached sidewalk.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Silverado Ranch Park
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development

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

Related Applications

Application Number	Request
PA-23-700051	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-23-0879	A zone change to reclassify the site from RS20 to RS5.2 zoning for a proposed single-family residential development is a companion item on this agenda.
WS-25-0284	A waiver of development standards to modify residential adjacency standards and increase wall height in conjunction with a proposed single-family residential development is a companion item on this agenda.
TM-25-500070	A tentative map for a proposed 8 lot single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118



Department of Comprehensive Planning Application Form

8A

ASSESSOR PARCEL #(s): 177-28-203-002

PROPERTY ADDRESS/ CROSS STREETS: Gilespe St and Wellspring Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation and abandonment of government patent easements and right-of-way. In relation to 8 lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Silver Gilespe, LLC

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: 702-249-0777

CELL

EMAIL: sevenvalleysrealty@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 E. Warm Springs Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID #

TELEPHONE: 702-240-5605

CELL

EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: jessicaw@taneycorp.com

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

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OTHER

APPLICATION # (s) VS-25-0285

ACCEPTED BY mm

PC MEETING DATE -

DATE 4/3/25

BCC MEETING DATE 6/4/25 @ 9:00 AM

FEES \$1,300.00

TAB/CAC LOCATION ENTERPRISE

DATE 5/14/25 @ 6:00 PM



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-28-203-003

PROPERTY ADDRESS/ CROSS STREETS: Gilesple St and Wellspring Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation and abandonment of government patent easements and right-of-way. In relation to 8 lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Silver Gilesple 2 LLC
ADDRESS: 9500 Hillwood Drive #201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: 702-249-0777 CELL: _____ EMAIL: sevenvalleysrealty@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 E. Warm Springs Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-240-5605 CELL: _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: jessicaw@taneycorp.com

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

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

[Signature] Property Owner (Signature)*
Carman Lovino Property Owner (Print)
1-3-25 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



TANEY ENGINEERING

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

March 4, 2025

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Gilesbic & Wellspring
APR-24-101511
APN: 177-28-203-002 & 177-28-203-003
Justification Letter for Vacations

To whom it may concern:

Taney Engineering, on behalf of Richmond American Homes of Nevada Inc., is submitting justification for the following patent easement vacations:

Right-of-way Vacation

This request is to vacate 5-foot of the right-of-way, along the east of the boundary.

Due to the proposed single-family residential development, the right-of-way vacation is necessary to construct a detached sidewalk.

Patent Easement Vacations

This request is to vacate 33-feet of the patent easement, along the west, south, and north boundaries.

Due to the proposed single-family residential development, the patent easements are no longer necessary.

Legal descriptions, an exhibit, and supporting documents for the vacation has been provided with the application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0284-SILVER GILESPIE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) increase retaining wall height.

DESIGN REVIEW for a proposed single-family residential development on 2.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of GilesPie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-28-203-002; 177-28-203-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase fill height to 3.5 feet where a maximum of 3 feet is allowed to be placed a minimum of 5 feet from a shared residential property line per Section 30.04.06F (a 16.7% increase).
- b. Allow a lot less than 10,000 square feet (5,452 square feet) where residential development within, abutting, or adjacent to a Neighborhood Protection (RNP) Overlay shall transition along RNP boundaries by providing lot sizes 10,000 square feet or greater per Section 30.04.06G.
2. Increase retaining wall height to 3.5 feet along the west property line of Lot 5 where a maximum height of 3 feet is permitted per Section 30.04.03C (16.7%).

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: 2.14
- Project Type: Single-family residential development
- Number of Lots: 8
- Density (du/ac): 3.74
- Minimum/Maximum Lot Size (square feet): 5,318/10,992
- Number of Stories: 2
- Building Height (feet): 26 to 28
- Square Feet: 2,998 to 3,004

Site Plans

The plans depict a proposed single-family residential development consisting of 8 lots on 2.14 acres with a density of 3.74 dwelling units per gross acre. The minimum and maximum lot sizes are 5,318 square feet and 10,992 square feet, respectively. Lot 1, located along the northeast portion of the development, measures 5,452 square feet in area. Lot 1 abuts an existing NPO-RNP single-family residential development to the east, across Giles pie Street, necessitating a waiver of development standards to allow a lot less than 10,000 square feet in area. Access to the residential development is granted via a private 39 foot wide, east/west hammerhead cul-de-sac that connects to Giles pie Street, a collector street. The cul-de-sac terminates at the western portion of the development, adjacent to Lots 4 through 7. A single, 4 foot wide attached sidewalk is located along the south side of the hammerhead cul-de-sac, adjacent to Lots 6 through 8. Lots 1 through 5 are located along the north side of the private street. An detached sidewalk measuring 5 feet in width is proposed along Giles pie Street, along the east boundaries of Lots 1 and 8. A waiver is requested to increase fill height to a maximum of 3.5 feet within 5 feet of the shared western property line for Lot 5, located at the northwest corner of the development. A waiver is also requested to increase the maximum height of a retaining wall up to 3.5 feet along the west property line of Lot 5.

Landscaping

The plans depict a proposed 15 foot wide landscape area along Giles pie Street that features a 5 foot wide detached sidewalk. Trees, shrubs, and groundcover are planted within the 15 foot wide landscape area.

Elevations

The plans depict 2 story model homes with a maximum height ranging between 26 feet to 28 feet. The proposed models consist of varying rooflines with a pitched, concrete tile roof, stucco siding, decorative trim, stone veneer accents, and other architectural features including an optional patio cover.

Floor Plans

The plans depict 2 story model homes with multiple floor plans ranging from 2,998 square feet to 3,004 square feet. The models feature multiple bedrooms, bathrooms, great room, kitchen, dining room, study, and nook. All models feature 2 to 3 car attached garages with an optional recreational vehicle garage.

Applicant's Justification

Lot 1, located immediately west of the existing NPO abutting to the project site, is proposed to have an area of 5,452 square feet. This lot size is consistent with neighboring residential developments that are being constructed. The parcel to the north is zoned PF (Public Facility) with a planned land use of PU (Public Use). This development is matching what exists to the south and west of the development with the higher density abutting the park to the north having Lot 1 not meeting the 10,000 square feet. A 3.5 foot retaining wall, in addition to 3.5 feet of fill, is proposed along the west boundary of Lot 5 to ensure the site maintains adequate drainage.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Silverado Ranch Park
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development

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

Related Applications

Application Number	Request
PA-23-700051	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-23-0879	A zone change to reclassify the site from RS20 to RS5.2 for a proposed single-family residential development is a companion item on this agenda.
VS-25-0285	A vacation and abandonment for a portion of right-of-way being Gillespie Street and patent easements is a companion item on this agenda.
TM-25-500070	A tentative map for an 8 lot single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

The intent of limiting the amount of fill in proximity to residential development is to minimize and mitigate the impact increased finished grade may have on adjacent property owners. The increase to the fill height and retaining wall height occurs along the west boundary of lot 5. The applicant indicates the increase in fill is necessary to maintain adequate drainage for the proposed residential development. The intent of requiring minimum lot sizes of 10,000 square feet adjacent to and abutting an existing Neighborhood Protection (RNP) Overlay is to encourage new residential developments adjacent to these areas to transition at appropriate densities, at similar height, and maintain similar setbacks. Policy 6.2.3 of the Master Plan encourages the

establishment of regulations that support appropriate transitions in the character of development and neighborhood compatibility. Staff finds the requested waivers of development standards conflict with the aforementioned policy. The site can be redesigned to increase the lot area up to 10,000 square feet for Lot 1 to ensure an appropriate transition between the proposed development and the Neighborhood Protection (RNP) Overlay to the east. Therefore, staff recommends denial.

Design Review

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

Staff finds the elevations and floor plans are consistent with the surrounding single-family residential development within the surrounding area. However, since staff is not supporting the associated plan amendment, zone change, and waivers of development standards associated with this request, staff recommends denial.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0086-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

9A

ASSESSOR PARCEL #(s): 177-28-203-002

PROPERTY ADDRESS/ CROSS STREETS: Gilespe St and Wellspring Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Design review and waiver of development standards application for 8 lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Silver Gilespe, LLC

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: 702-249-0777 CELL _____

EMAIL: sevenvalleysrealty@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 E. Warm Springs Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-240-5605 CELL _____

EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-362-8844 CELL _____

EMAIL: jessicaw@taneycorp.com

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

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

[Signature]
Property Owner (Signature)*

Carmen Lovino
Property Owner (Print) manager

1-3-25
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-25-0284

ACCEPTED BY MNO

PC MEETING DATE _____

DATE 4/3/25

BCC MEETING DATE 6/4/25 @ 9:00 AM

FEES \$1,300.00

TAB/CAC LOCATION ENTERPRISE

DATE 5/14/25 @ 6:00 PM



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-28-203-003

PROPERTY ADDRESS/ CROSS STREETS: Gilesple St and Wellspring Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Design review and waiver of development standards application for 8 lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Silver Gilesple 2 LLC
ADDRESS: 9500 Hillwood Drive #201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: 702-249-0777 CELL: _____ EMAIL: sevenvalleysrealty@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 E. Warm Springs Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-240-5605 CELL: _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: jessicaw@taneycorp.com

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

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

[Signature]
Property Owner (Signature)*

Carmen Louino
Property Owner (Print) manager

1-3-25
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



TANEY ENGINEERING

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

March 31, 2025

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

Re: **Gilespie & Wellspring**
APR-24-101511
APN: 177-28-203-002 & 177-28-203-003
Justification Letter

PLANNER
COPY

To whom it may concern:

Taney Engineering, on behalf of Richmond American Homes of Nevada Inc., is respectfully submitting justification for Waivers of Development Standards and a Design Review for a proposed single-family residential subdivision.

Project Information

The subject site is 2.14 gross acres and located east of Gilespie Street and north of Wellspring Avenue. This is a request to allow for the development of a 8-lot single-family residential subdivision with a density of 3.79 dwelling units per acre. The lots range in size from 5,452 square feet to 10,992 square feet, with an average lot size of 7,846 square feet. The site includes a 17,930-square-foot common element located on the northern side of the development, designated as such due to a power easement. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). We are also requesting a Zone Change and a Master Plan Boundary Amendment (ZC 23-0879) and (PA 23-700051). These have been held at Board of County Commissioners to no date specific so that they align with the rest of the applications.

Gilespie Street will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. Lots 1-8 will be accessed via a 39-foot-wide private street with a 4- foot sidewalk that terminates in a hammerhead.

A 15-foot landscape buffer, with a detached 5-foot sidewalks, will be provided along Gilespie Street.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	RN (Ranch Estates Neighborhood – up up 2 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	PU (Public Use)	Public Facility (PF)



South (Developed)	RN (Ranch Estates Neighborhood – up up 2 du/ac)	Residential Single-Family 20 (RS20)
East (Developed)	RN (Ranch Estates Neighborhood – up up 2 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	RN (Ranch Estates Neighborhood – up up 2 du/ac)	Residential Single-Family 20 (RS20)

Waiver of Development Standards – Residential Adjacency

This request is to waive Section 30.04.06 (G)(2)(i) requiring all lots abutting a Rural Neighborhood Preservation NPO to be a minimum of 10,000 square feet in size. Lots 1-4, located immediately east of the existing NPO adjacent to the project site, is proposed to have an area of 5,318 and 5,502 square feet. This lot size is consistent with neighboring residential developments that are being constructed. The subdivision to the north is zoned PF (Public Facility) with a land planned use of PU (Public Use). This development is matching what exists to the south and west of the development with the higher density abutting the park to the north having lots 1-4 not meeting the 10,000 square feet.

Waiver of Development Standard – Reduction for Rear Setback

This request is to reduce the lot rear yard setback currently measuring 20-feet, where 30-feet is required by code. According to Title 30.04.06.G.2.ii, that a “development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines”. The necessity for a 20-foot rear setback arises to accommodate the house within the lot, with a difference of a 10-foot setback. These are needed for lots 5-8 that abut NPO RNP developments. We also strive to align with the homes being rebuilt as part of the same development and aim to maintain consistent setbacks with those properties. Notably, the developer's intent to sell homes is a key consideration which aims to optimize product utilization, enhancing the appeal and marketability of individual homes.

Waiver of Development Standard – Reduction for Side Setback

This request is to reduce the lot rear yard setback currently measuring 5-feet, where 10-feet is required by code. According to Title 30.04.06.G.2.ii, that a “development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines”. The necessity for a 5-foot side setback arises to accommodate the house within the lot, with a difference of a 5-foot setback. These are needed for lots 5 and 6 that abut NPO RNP developments. We also strive to align with the homes being rebuilt as part of the same development and aim to maintain consistent setbacks with those properties. Notably, the developer's intent to sell homes is a key consideration which aims to optimize product utilization, enhancing the appeal and marketability of individual homes.

PLANNER
COPY



Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 3.5 -foot-high retaining wall along the entire west property boundary of lot 5 where 3 is allowed. The Cross Sections is showing but we are asking for 3.5 feet for asking extra buffering. The increase in height is necessary so that the site maintains adequate drainage.

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 5.5 -foot-high retaining wall along the entire east property boundary of lot 4 where 3 is allowed. The Cross Sections is showing 5 feet but we are asking 5.5 for extra buffering. The increase in height is necessary so that the site maintains adequate drainage.

Waiver of Development Standards – Excess Fill

This request is for a waiver to allow for an excess fill of 3 feet to the west within 5 feet of shared property line, where a 3-foot maximum is allowed per Section 30.04.06(F)(1). The Cross Sections call out 2.82 feet but we are asking for 3 feet as a buffer. The excess fill is needed for lot 5 to ensure adequate drainage of the lots.

Design Review - Architecture

This request is for a design review of 2 architectural floor plans and elevations. The two- story detached single-family homes are 2,988 to 3,004 square feet. This architecture provides Contemporary, Mid-Century, and Modern, designs and finishes. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. We will be complying with Section 30.02.25.D.3.iv(a) where it states that "In the RS5.2 and RS3.3 districts, the front setback for 50% of the primary structure width may be reduced by 10 feet". All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plans	Square Footage	Stories	Height	Garages
Seth (L29A)	3,004	2 Story	27'-9"	3 Car garage total
Pearce (P774)	2,988	2 Story	26' – 7 5/8"	2 Car garage total

Plan Name	Project Number	Architectural Features
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PLANNER
COPY



Seth	L29A	Front Elevation: <ul style="list-style-type: none">- Covered Entry- Variable Roof Line- Window Trim Rear Elevation: <ul style="list-style-type: none">- Covered Patio- Window Trim Left Side Elevation: <ul style="list-style-type: none">- Window Trim- Variable Roof Line Right Side Elevation: <ul style="list-style-type: none">- Window Trim- Variable Roof Line
Pearce	P774	Front Elevation: <ul style="list-style-type: none">- Covered Entry- Stone Veneer- Variable Roof Line Rear Elevation: <ul style="list-style-type: none">- Covered Patio- Window Trim- Variable Roof Line Left Side Elevation: <ul style="list-style-type: none">- Stone Veneer- Window Trim- Variable Roof Line Right Side Elevation: <ul style="list-style-type: none">- Stone Veneer- Window Trim- Variable Roof Line

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

Sincerely,

Susan Florian
Land Planner

PLANNER
COPY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500070-SILVER GILESPIE, LLC:

TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 2.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Gillespie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-28-203-002; 177-28-203-003

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: 2.14
- Project Type: Single-family residential development
- Number of Lots: 8
- Density (du/ac): 3.74
- Minimum/Maximum Lot Size (square feet): 5,318/10,992

Project Description

The plans depict a proposed single-family residential development consisting of 8 lots on 2.14 acres with a density of 3.74 dwelling units per gross acre. The minimum and maximum lot sizes are 5,318 square feet and 10,992 square feet, respectively. Access to the residential development is granted via a private 39 foot wide, east/west hammerhead cul-de-sac that connects to Gillespie Street, a collector street. The cul-de-sac terminates at the western portion of the development, adjacent to Lots 4 through 7. A single, 4 foot wide attached sidewalk is located along the south side of the hammerhead cul-de-sac, adjacent to Lots 6 through 8. Lots 1 through 5 are located along the north side of the private street. An detached sidewalk measuring 5 feet in width is proposed along Gillespie Street, along the east boundaries of Lots 1 and 8.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Silverado Ranch Park
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development

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

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

Related Applications

Application Number	Request
PA-23-700051	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-23-0879	A zone change to reclassify the site from RS20 to RS5.2 zoning for a proposed single-family residential development is a companion item on this agenda.
WS-25-0284	A waiver of development standards to modify residential adjacency standards and increase wall height in conjunction with a proposed single-family residential development is a companion item on this agenda.
VS-25-0285	A vacation and abandonment for a portion of right-of-way being Giles pie Street and patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds the proposed hammerhead cul-de-sac design does not offer any discernable benefit to the proposed single-family residential development. Furthermore, The properties to the east, west, and south are planned Ranch Estate Neighborhood (RN), zoned RS20, and developed with existing single-family residences. Staff finds the proposed single-family residential development does not comply with Policy 1.4.4 of the Master Plan which encourages in-fill development and redevelopment in established neighborhoods that is compatible with scale and intensity of the surrounding area. The intent of requiring minimum lot sizes of 10,000 square feet adjacent to and abutting an existing Neighborhood Protection (RNP) Overlay is to encourage new residential developments adjacent to these areas to transition at appropriate densities, at similar height, and maintain similar setbacks. Policy 6.2.3 of the Master Plan encourages the establishment of regulations that support appropriate transitions in the character of development and neighborhood compatibility. The site can be redesigned to increase the lot area up to 10,000 square feet for Lot 1 to ensure an appropriate transition between the proposed development and the Neighborhood Protection (RNP) Overlay to the east. Furthermore, since staff is not supporting the associated plan amendment, zone change, and waivers of development standards associated with this request, staff recommends denial.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street shown as Brace shall have the suffix of Court.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0086-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-28-203-002

PROPERTY ADDRESS/ CROSS STREETS: Gilesple St and Wellspring Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map application for 8 lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Silver Gilesple, LLC

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: 702-249-0777

CELL

EMAIL: sevenvalleysrealty@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 E. Warm Springs Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID #

TELEPHONE: 702-240-5605

CELL

EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: jessicaw@taneycorp.com

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC
☐ ADR
☐ AG

☐ AR
☐ AV
☐ DR

☐ ET
☐ PA
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☐ VS
☐ WC

☐ WS
☐ ZC
OTHER

APPLICATION # (s) 14-25-500070

ACCEPTED BY MND

PC MEETING DATE -

DATE

BCC MEETING DATE 6/4/25 @ 9:00 AM

FEES

TAB/CAC LOCATION ENTERPRISE

DATE 5/14/25 @ 6:00 PM



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-28-203-003

PROPERTY ADDRESS/ CROSS STREETS: Gilespe St and Wellspring Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map application for 8 lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: Silver Gilespe 2 LLC
ADDRESS: 9500 Hillwood Drive #201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: 702-249-0777 CELL: _____ EMAIL: sevenvalleysrealty@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 E. Warm Springs Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-240-5605 CELL: _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: jessicaw@taneycorp.com

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

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

[Signature]
Property Owner (Signature)*

Carmen Lovino
Property Owner (Print) manager

1-3-25
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



TANEY ENGINEERING

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

March 31, 2025

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

Re: Giles pie & Well spring
APR-24-101511
APN: 177-28-203-002 & 177-28-203-003
Justification Letter

PLANNER
COPY

To whom it may concern:

Taney Engineering, on behalf of Richmond American Homes of Nevada Inc., is respectfully submitting justification for a Tentative Map for a proposed single-family residential subdivision.

Tentative Map

The subject site is 2.14 gross acres and located east of Giles pie Street and north of Well spring Avenue. This is a request to allow for the development of a 8-lot single-family residential subdivision with a density of 3.79 dwelling units per acre. The lots range in size from 5,318 square feet to 10,992 square feet, with an average lot size of 7,846 square feet. The site includes a 18,106-square-foot common element located on the northern side of the development, designated as such due to a power easement. The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). We are also requesting a Zone Change and a Master Plan Boundary Amendment (ZC 23-0879) and (PA 23-700051). These have been held at Board of County Commissioners to no date specific so that they align with the rest of the applications.

Giles pie Street will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. Lots 1-8 will be accessed via a 39-foot-wide private street with a 4- foot sidewalk that terminates in a hammerhead.

The internal private street design for the subdivision will have one internal hammerhead. Title 30.04.09(D)(5) indicates the factors to be considered when using a hammerhead design, each is being addressed below to provide a more detail justification.

- i. *The number and layout of parking spaces* – on drive way parking spaces are provided throughout the development. The Hammerhead streets are approx. 237-ft long with 3 lots located on the south side and 5 located on the north side. The low number of homes on each street and the distance to the west to east street where additional parking areas are provided results in a condition providing ample areas for parking in the development.
- ii. *Driveway Length* – each lot will have a title 30 required full length two vehicle driveway, as well as a 2-car garage.
- iii. *The number of hammerheads* – one hammer head is proposed in the entire development
- iv. *Size of lots* – the lot sizes on the north range from 50 feet to 77.05 feet the lots to the south range from 91.10 feet to 96.22 feet in width.
- v. *Shape and other constraints of the property* – the property is a square shape and The property is designed in a manner that ensures adequate parking availability despite the street being private and



restricting on-street parking. Each lot includes driveways with sufficient space to accommodate the required number of vehicles. This layout ensures that parking needs are met on-site, eliminating reliance on the roadway for parking while maintaining the overall functionality and accessibility of the development.

A 15-foot landscape buffer, with a detached 5-foot sidewalks, will be provided along Gilespie Street.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	RN (Ranch Estates Neighborhood – up up 2 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	PU (Public Use)	Public Facility (PF)
South (Developed)	RN (Ranch Estates Neighborhood – up up 2 du/ac)	Residential Single-Family 20 (RS20)
East (Developed)	RN (Ranch Estates Neighborhood – up up 2 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	RN (Ranch Estates Neighborhood – up up 2 du/ac)	Residential Single-Family 20 (RS20)

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

Sincerely,

Susan Florian
Land Planner

PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0281-NAMAZ, LLC:

ZONE CHANGE to reclassify 3.71 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-22-601-033; 176-22-601-034

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.71
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to CG (Commercial General) zoning with no plans submitted. Applications for a shopping center were approved on this site in October 2023. The planned land use category for this site is Corridor Mixed-Use further affirming its suitability for commercial development. The property is situated in an area where adjacent land uses, and nearby zoning classifications support the change.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500125	Tentative map for a 1 lot commercial subdivision	Approved by PC	July 2024
UC-23-0554	Shopping center with waivers for sidewalks and street landscaping and a design review for finished grade	Approved by BCC	October 2023
VS-23-0555	Vacated and abandoned right-of-way and easements	Approved by BCC	October 2023

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0318-11	Commercial retail development which included a convenience store, gasoline station, alcohol sales (liquor, beer, and wine), and a service bar, with waivers and a design review for the site - expired	Approved by PC	September 2011
ZC-1313-02	Reclassified the property to C-P zoning - expired	Approved by BCC	December 2002

Additional Mountain's Edge land use applications have been approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Corridor Mixed-Use	H-2	Undeveloped
South	Corridor Mixed-Use	RS20	Undeveloped
East & West	Corridor Mixed-Use	H-2	Undeveloped

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

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 request to CG zoning conforms to the Enterprise Land Use Plan and complies with the goals and policies of the Master Plan. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The requested zoning will be compatible with the adjacent planned land uses, and nearby zoning classifications and underscore the appropriateness of extending CG to this property.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0398-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PEYMAN MASACHI

CONTACT: PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-22-601-033 and 176-22-601-034

PROPERTY ADDRESS/ CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION

Confirming zone change From H2 to CC.

PROPERTY OWNER INFORMATION

NAME: NAMAZ L.L.C.
ADDRESS: 74 Hunt Valley Trail
CITY: Henderson STATE: NV ZIP CODE: 89052
TELEPHONE: _____ CELL 702-461-9711 EMAIL: onyxnv@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Peyman Masachi
ADDRESS: 74 Hunt Valley Trail
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-461-9711 EMAIL: onyxnv@gmail.com

CORRESPONDENT INFORMATION (must match online record)

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

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

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

[Signature]
Property Owner (Signature)*

Peyman Masachi
Property Owner (Print)

April 1st 2025
Date

DEPARTMENT USE ONLY

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

APPLICATION # (S) 2C-25-0281

HEARING DATE _____

HEARING DATE 6-4-25

HEARING LOCATION Enterprise

LUP: (cm)

ACCEPTED BY RK

DATE 4-3-25

BY JJ

Waived - H-2

UC 23-0554

VS 23-0555

TM 24-500125

NAMAZ , LLC

Clark County Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, Nevada 89101

April 1, 2025

RE: Zone Change from H-2 to GC (APN: 176-22-601-033 & 034)

On behalf of NAMAZ, LLC, as the owner of real property located at the Southeast Corner of Blue Diamond Road and Tenaya Way, please accept this application for a Zone change from H-2 to C-2, which has been approved for a commercial center.

Additionally, H-2 zoning has been eliminated in Title 30 zoning code and is no longer an active zoning district. By requesting the zone change to CG it will bring the zoning into compliance with the current zoning district in Title 30.

This project is situated on approximately 3.89 net acres at the Southeast corner of Blue Diamond Road and Tenaya Way.

If you have any questions, please feel free to contact me.

Sincerely,

Peyman Masachi